



28 Culverston Avenue, Denham Court

## Prestigious 2.5 Acre Estate with Dual Living

Commanding an elevated position on one of Denham Court's most prestigious streets, this remarkable 2.5-acre estate delivers a rare fusion of grandeur, lifestyle, and future flexibility, featuring a stunning Federation-style five-bedroom residence, a fully self-contained one-bedroom granny flat, an impressive barn shed, a resort-style saltwater pool, and beautifully established, landscaped grounds.

From the moment you arrive, the sense of scale and presence is undeniable. A sweeping setting framed by mature trees and manicured gardens creates a private, estate-like atmosphere rarely found.

The main residence showcases timeless Federation charm enhanced by modern refinement, offering elegant formal living and dining zones, a dedicated study, and a spacious lounge room centered around an open fireplace. At its core, a beautifully appointed kitchen with granite benchtops, premium Miele appliances, and an induction cooktop effortlessly caters to both everyday living and sophisticated entertaining.

Accommodation is generous, led by a substantial master retreat

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
\$3,999,000 - \$4,399,000

**VIEW**  
Fri 24th Apr @ 2:30PM - 3:00PM

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 **LJ Hooker**

complete with walk-in robe and private ensuite, while all additional bedrooms feature built-in robes. Ducted air conditioning and a fully renovated main bathroom ensure comfort and style throughout.

Privately set, the fully self-contained granny flat presents to an exceptional standard, complete with its own kitchen, oversized bedroom with built-in robe and ensuite, high ceilings, and air conditioning, ideal for extended family, guests, or an additional income stream.

Outdoors, the property unfolds into a true lifestyle haven. Multiple entertaining zones, two gazebos, a dedicated bar area, outdoor speakers, and a sparkling saltwater pool create the perfect setting for year-round entertaining. Extensive infrastructure includes a large barn shed, machinery shed, multiple aviaries, and ample parking options.

Surrounded by quality homes in a tightly held enclave and located just minutes from Ed Square and the train station, this is a rare opportunity to secure a prestigious acreage lifestyle with all the benefits of modern convenience.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | 28J1P    |
| Property Type | House    |
| Land Area     | 2.5 acre |

**Joe Safi 0410 798 219**

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