







11 Romano Street, Denman Prospect

Premium Investment & Future Dream Home in Denman Prospect

READY BUILT BY RAWSON HOMES

Positioned in the heart of highly sought-after Denman Prospect, this exceptional Rawson Homes display home presents a rare opportunity to secure both a premium investment and a future family sanctuary. Offering guaranteed rental returns, a secure leaseback arrangement, and luxury finishes throughout, 11 Romano Street delivers an outstanding combination of lifestyle and financial security.

Purpose-built as the acclaimed Selby 34 display home, this architecturally designed residence has been thoughtfully crafted to embrace the rolling landscape of the Molonglo Valley. Spanning multiple split levels, the home showcases an innovative design that balances functionality, luxury, and modern family living.

The expansive floorplan features five generous bedrooms, including a private guest suite positioned on the entry level and a luxurious master retreat complete with its own balcony, capturing sweeping views across Denman Prospect. Multiple living zones ensure there is

5 3 2

FOR SALE
$1,689,000

VIEW
Tue 17th Nov @ 10:30AM - 3:30PM

AGENTS
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

Olivia Wells
0410 209 569
campaignmanager@ljhkippax.com.au

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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.

space for every member of the family, with a dedicated home office, children's study nook, and spacious family and recreation areas providing flexibility for work, study, and relaxation.

At the heart of the home, the designer kitchen seamlessly connects to the open-plan living and dining spaces, creating the perfect environment for everyday living and entertaining. Flowing effortlessly outdoors, the impressive alfresco area features a built-in outdoor kitchen and generous deck, allowing year-round enjoyment of Canberra's lifestyle.

For investors, this property offers a truly unique proposition. Enjoy a guaranteed 6% rental return through a secure leaseback arrangement with Rawson Homes, providing immediate income and peace of mind. The initial lease term exceeds twelve months and includes four additional six-month extension options. As part of the agreement, Rawson Homes maintains the property to display-home standards, including professional cleaning, landscaping, and maintenance, eliminating the stress of property management while preserving the home's impeccable presentation.

Built by Rawson Homes, a trusted Australian builder with more than 45 years of experience, the home showcases premium inclusions and exceptional craftsmanship throughout. Features include Smeg appliances, 20mm stone benchtops, high-quality fixtures and finishes, and an energy-efficient 5.72kW solar system. Adding further confidence, the property is backed by a lifetime structural guarantee and independently assessed to ensure the highest standards of construction and quality.

Located just 15 minutes from Canberra's CBD, Denman Prospect offers a lifestyle surrounded by convenience and natural beauty. Residents are moments from Denman Village Shops, Stromlo Forest Park, the National Arboretum, and an extensive network of walking and cycling trails. Families will also appreciate the proximity to a range of excellent educational facilities, including Evelyn Scott School, Stromlo High School, Canberra College, Radford College, and the Australian National University.

Whether you're seeking a secure, high-performing investment today or a remarkable family home for the future, 11 Romano Street presents an opportunity unlike any other.

Contact our office today to arrange a private inspection or to request a copy of the contract and leaseback agreement.

FEATURED INCLUSIONS
Guaranteed 6% rental return
Secure leaseback to Rawson Homes
Five bedrooms, including guest suite
Master retreat with private balcony and elevated views
Multiple living areas across tri-split design
Dedicated home office and children's study nook
Designer kitchen with premium Smeg appliances
Alfresco entertaining area with outdoor kitchen
5.72kW solar system
Lifetime structural guarantee
Display-home presentation and maintenance by Rawson Homes
Prime Denman Prospect location only 15 minutes from Canberra CBD

SURROUNDED BY SCHOOLS
" Evelyn Scott School (P-10) —approx. 1.0km / 2 min drive
• Denman Village Early Learning Centre —approx. 1.0km / 2 min drive
" Stromlo High School —approx. 5.0km / 7 min drive
" Canberra College —approx. 9.0km / 12 min drive

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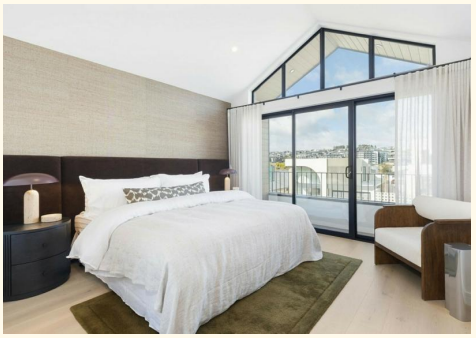
" Radford College (Independent, P-12) —approx. 10.0km / 14 min drive
" University of Canberra —approx. 12.0km / 15 min drive

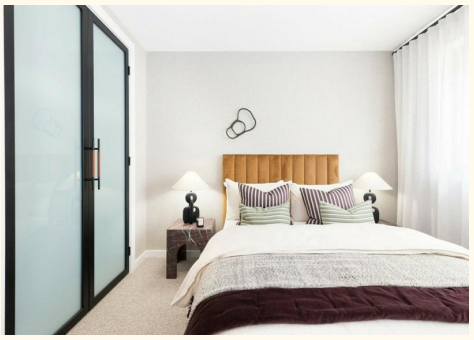
SIZE/RATES
Land Size: 462sqm approx.
Living Size: 323sqm approx.
Rates: $4,124 p.a approx.
Land Tax: $8,183 p.a approx.

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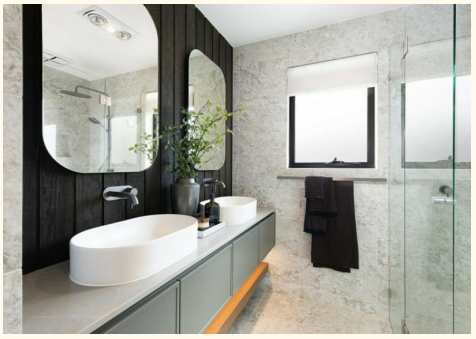
MORE DETAILS

Property ID	1J98F9U
Property Type	House
House Size	323 m2
Land Area	462 m2
EER	7
Including	Ducted Cooling Ducted Heating Balcony Outdoor Entertaining Solar Panels











Eoin Ryan-Hicks 0424 042 419
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au
Olivia Wells 0410 209 569
Sales Associate to Team Ryan-Hicks | campaignmanager@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au

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