



12 Navratil Street, Denman Prospect




Spacious Living - A Place to Call Home.

This well-appointed family residence offers over 220m² of living space, thoughtfully designed for comfort, functionality, and modern living. From the welcoming front family room through to the expansive open-plan living and dining, plus an additional theatre/rumpus room, there's space for everyone to relax and enjoy.

Upon entry, you're greeted by high ceilings, timber laminate floors, and a warm, inviting décor that sets the tone for the home's refined style.

At the heart of the home is the chef's kitchen, complete with thick stone benchtops, a sleek glass splashback, premium AEG appliances (5-burner gas cooktop, oven, dishwasher, and microwave), and a walk-in pantry. Seamlessly connected to the light-filled living areas, it's the perfect hub for family gatherings and entertaining.

The thoughtful floorplan extends to the outdoors, where a covered rear patio provides the ideal setting for year-round alfresco dining. Inside, generously sized bedrooms and ducted reverse-cycle air conditioning ensure comfort for the whole family.

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FOR SALE
Auction

AGENTS

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AGENCY

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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.

 **LJ Hooker**

Positioned in a quiet street, this home offers both privacy and convenience, located just minutes from Evelyn Scott School, Stromlo Leisure Centre, Denman Village Shops, and with easy access to Cooleman Court, Woden, and Belconnen.

Property details

Living: 220m² approx
Alfresco: 19m² approx
Garage: 42.8m² approx
Block size: 540m²
Year built: 2020

Property features

High ceilings
Kitchen furnished thick stone bench tops
Glass splash back
AEG 5 burner gas cooktop,
AEG oven
AEG dishwasher AEG microwave.
Schweigen silent rangehood
Walk in pantry
Ducted reverse cycle air conditioning (four zones)
LED lighting
Floor to ceiling tiling in bathrooms
10KW solar panels to help reduce energy costs
Double glazed windows
Ceiling fans and built-in robes to all bedrooms
Plantation shutters in lounge room
Timber laminate floors throughout
Remote double garage with internal access
Covered rear patio perfect for alfresco entertaining
Landscaped and easy maintenance gardens
NBN ready

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	JEJH5W
Property Type	House
House Size	220 m ²
Land Area	540 m ²
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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