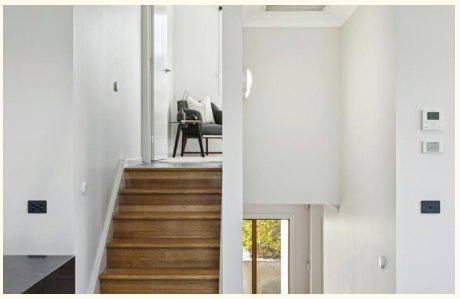

27 Temple Terrace, Denman Prospect

Spacious Luxury Family Living with Stunning Molonglo Valley Views

Positioned in one of Denman Prospect's most sought after locations, this beautifully designed five bedroom residence delivers an exceptional combination of space, style, functionality and breathtaking views across the Molonglo Valley. Set on an impressive 514m² block with approximately 236.30m² of internal living, this substantial family home offers generous proportions, multiple living spaces and a thoughtfully designed floorplan perfectly suited to modern family life.

From the moment you step inside, the home's impressive sense of space and natural light is immediately evident. Designed to make the most of its elevated position, the residence offers beautiful outlooks from multiple areas while providing excellent separation between the living and bedroom zones.

The heart of the home is the expansive open plan living and dining area, creating an inviting space for everyday family life and entertaining. The stylish kitchen forms the centrepiece, featuring quality finishes, ample storage and gas cooking, with a generous layout that makes preparing meals and entertaining effortless.

5 **2** **2**

FOR SALE
$1,499,000+

VIEW
Tue 20th Oct @ 5:00PM - 5:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

A standout feature of the home is its multiple living zones, providing plenty of flexibility for the whole family. The additional rumpus room creates the perfect space for children, a home theatre, games room or second retreat, while the generous main living area provides an ideal setting for entertaining and relaxing.

Accommodation is exceptionally well catered for with five spacious bedrooms. The master suite provides a peaceful private retreat and is complemented by quality finishes and an abundance of natural light, while the remaining bedrooms offer excellent space for children, guests or a home office. Two well appointed bathrooms service the home, providing functionality for busy family living.

The home's connection to the outdoors is equally impressive, with generous outdoor areas and a substantial backyard providing plenty of room for children to play, entertaining with friends or simply enjoying the peaceful surrounds. The elevated position allows the home to capture the spectacular outlook that makes this pocket of Denman Prospect so desirable.

Year round comfort is assured with ducted heating and cooling, while the combination of beautiful floorboards and carpet creates warmth and comfort throughout. A solar system further enhances the home's energy efficiency, while the spacious double garage provides secure parking and excellent additional storage.

Location is another major highlight. Positioned within the established community of Denman Prospect, you're surrounded by parks, playgrounds, walking and cycling trails and an abundance of local amenities. Denman Village Shops and its cafés, restaurants and everyday conveniences are only moments away, while Stromlo Forest Park and Stromlo Leisure Centre are also close by.

Families are exceptionally well catered for with quality schools and childcare facilities nearby, including Evelyn Scott School, while Cooleman Court is just a short drive away for additional shopping, dining and services. The Canberra City Centre is also easily accessible via major arterial roads, giving you the perfect balance of peaceful family living and convenient connectivity to the rest of Canberra.

Beautifully presented, generously proportioned and positioned to take full advantage of its elevated setting, this is a truly special family home offering the space, lifestyle and quality that growing families have been searching for.

Features:
- Five generously sized bedrooms
- Two well appointed bathrooms
- Spacious double lock up garage
- Approximately 236.30m² of internal living
- Approximately 514m² block
- Separate rumpus room
- Expansive open plan living and dining area
- Modern kitchen with gas cooking
- Double glazed windows throughout
- Quality cabinetry and ample storage
- Floorboards and carpet throughout
- Ducted heating and cooling
- Solar included
- Excellent separation between living and bedroom areas
- Generous backyard
- Elevated position with impressive Molonglo Valley outlooks
- Light filled interiors throughout
- Close to Denman Village Shops, cafés and local amenities

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- Moments from parks, playgrounds and walking trails
- Close to Stromlo Forest Park and Stromlo Leisure Centre
- Convenient access to quality schools and childcare
- Short drive to Cooleman Court
- Easy access to Canberra City Centre
- Excellent connectivity to major arterial roads

Essentials:

" Internal Living: 236.30m² (approx.)
" Block Size: 514m² (approx.)
- Rates: $994 pq (approx.)
- EER: 6.0
- Rental Appraisal: $1,100 - $1,300 pw
- Land Tax: *Investors Only*: $1,967 pq (approx.)

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2GCRFHK
Property Type	House
House Size	236.3 m2
Land Area	514 m2
EER	6

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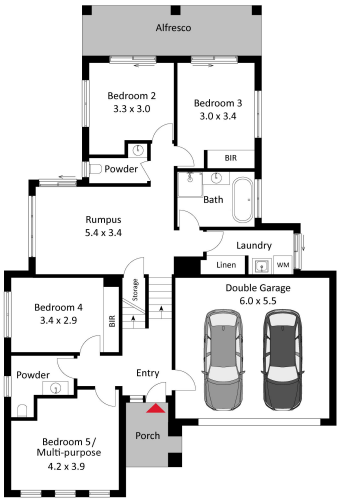
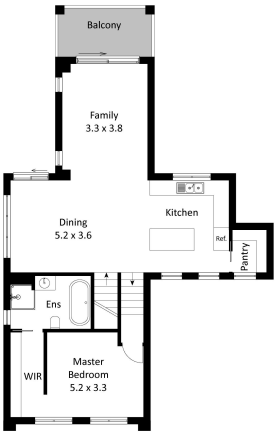


Ground Floor



First Floor

Site Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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