




56 Ada Norris Avenue, Denman Prospect

Contemporary Family Living with a Relaxed Low Maintenance Lifestyle

Prepare to be captivated by this beautifully presented modern residence, offering effortless living, contemporary comfort, and a prime lifestyle location in the heart of Denman Prospect. Positioned on a low-maintenance 300 m² block, this stylish home is perfectly suited to families, downsizers, or savvy investors seeking quality and convenience.

Built in 2020, the home spans approximately 162 m² and delivers a well-considered split-level layout comprising four generous bedrooms, two bathrooms, and a double garage with internal access. Designed for modern living, the open-plan kitchen, dining, and living area forms the heart of the home, seamlessly connecting indoor and outdoor spaces for relaxed everyday living and entertaining.

Step inside to discover a warm and inviting interior finished with a combination of timber flooring in the living zones and soft carpeted bedrooms, creating a perfect balance of style and comfort. Year-round comfort is assured with efficient electric heating and cooling, while electric hot water adds to the home's energy-conscious appeal.

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FOR SALE
SOLD

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The kitchen is both functional and stylish, offering ample storage, quality appliances, and a layout that caters equally well to busy mornings and relaxed evenings. Each bedroom is well-proportioned, with the master suite featuring its own private ensuite, while the remaining bedrooms are serviced by a modern central bathroom and built-in robes.

Located in one of Canberra's most sought-after and fast-growing suburbs, Denman Prospect is renowned for its community feel, scenic surroundings, and proximity to key amenities. Enjoy easy access to local cafés, parks, walking trails, and playgrounds, as well as nearby schools and childcare options. The Denman Village Shops, Molonglo River corridor, and Stromlo Forest Park are just minutes away, while Canberra City is approximately 15 minutes by car, making commuting simple and stress free.

This is a home that delivers modern comfort, lifestyle convenience, and outstanding value in a premium location.

Features:

- 4 well appointed bedrooms, all with built-in robes including master with ensuite
- Open-plan living and dining with seamless flow
- High ceilings
- Solar panels
- Efficient electric heating and cooling
- Electric hot water system
- Timber flooring in living areas, carpeted bedrooms
- Built in 2020 - contemporary design and quality finishes
- maintenance block ideal for easy living

Essentials:

House Size: 162 m² approx.

Block Size: 300 m² approx.

Rates: \$792.10 p.q approx.

Land tax: \$1,417.85 p.q approx.

Energy Efficiency Rating (EER): 5 Stars

Year Built: 2020

Rental Appraisal: \$900 - \$940 per week

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 2ETCFHK
Property Type House
Land Area 300 m2
EER 5
Including Study
Ducted Heating
Dishwasher
Floorboards
Built-in-Robes

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