







9 Temple Terrace, Denman Prospect

Large Family Living in One of Denman Prospect's Finest Streets

Auction Location: ON SITE

Positioned in one of the most sought after streets in the prestigious suburb of Denman Prospect, 9 Temple Terrace offers street appeal with a fantastic combination of space, comfort and modern living. Set on an approximately 514m² block with 215.5m² of internal living, this beautifully designed double story residence presents in immaculate condition and is ideal for growing families seeking a practical layout and a convenient lifestyle.

Filled with natural light, the home features high 2.55m ceilings throughout, with stunning 4.8m raked ceilings to the main living area, creating a welcoming atmosphere throughout. The north-facing open plan living and dining area connects seamlessly with the modern kitchen, complete with quality Bosch appliances, gas cooking, Caesarstone benchtops and an integrated dishwasher, offering ample storage and functionality.

Designed with family living in mind, the home offers five generously

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AUCTION
Sat 28th Nov @ 11:45AM

VIEW
Sat 21st Nov @ 12:15PM - 12:45PM

AGENTS

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Interested parties must rely solely on their own enquiries.

sized bedrooms, four with built in robes including a master suite featuring an impressive walk-in robe, two bathrooms upstairs both featuring Caesarstone benchtops to match the kitchen and a separate toilet downstairs, along with a separate rumpus room providing flexibility for children, guests, working from home or a second living space.

Comfort and convenience are well catered for with zoned reverse cycle air conditioning, motorised Luxaflex Duette Honeycomb Blockout blinds, Evo Blockout curtains with pelmets, double glazed windows throughout, floorboards and carpet, and a 26 litre gas continuous hot water system. Additional features include a 3.1kW solar system, security alarm system, water tank, front lawn irrigation system and internal access from the double garage, which also provides secure parking and additional storage. The generous block featuring manicured lawns and easy care gardens draws street appeal and offers plenty of room to enjoy outdoor living.

Enjoy the privilege of living in this desirable location, with Denman Village Shops, cafés, restaurants and everyday essentials just moments away. Families can enjoy the surrounding parks, playgrounds and walking trails, while Stromlo Forest Park and Stromlo Leisure Centre offer excellent opportunities for recreation and an active lifestyle. Convenient access to major arterial roads connects you to Woden, Belconnen and Canberra City Centre, offering an excellent balance of peaceful suburban living and everyday convenience.

Combining a premium street address, generous proportions and quality modern inclusions, this is an outstanding opportunity to secure your next family home in one of Canberra's most desirable residential communities.

Features

- Five generously sized bedrooms, four with built in robes including a master suite featuring an impressive walk-in robe
- Two designer bathrooms upstairs plus a separate powder room downstairs
" Large Double garage with storage space and internal access
" Approximately 280m² of total build area
" Approximately 514m² block
- Plenty of natural light
- Modern kitchen with quality Bosch appliances
- Gas cooking
- Caesarstone benchtops in the kitchen and bathrooms
- Integrated dishwasher
- High ceilings throughout (approximately 2.55m), with stunning 4.8m raked ceilings to the main living area
- Separate rumpus room
- Light filled north-facing open plan living and dining
- Motorised Luxaflex Duette Honeycomb Blockout blinds
- Evo Blockout Warwick Fabric Curtains with slimline pelmets
- Zoned reverse cycle air conditioning
- 26 litre gas continuous hot water system
- 3.1kW solar system
- Double glazed windows throughout
- Security alarm system
- Floorboards and carpet throughout
- Water tank
- Immaculate front lawns with irrigation system
- Easy care gardens
- Alfresco entertaining area and generous outdoor space
" Positioned in one of Denman Prospect's most sought after streets
" Close to Denman Village Shops, cafés and restaurants
- Easy access to parks, playgrounds and walking trails

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- Convenient to Stromlo Forest Park and Stromlo Leisure Centre
- Close to schools and childcare facilities
- Short drive to Cooleman Court
- Convenient access to Woden, Belconnen and Canberra City Centre

Essentials:

" Internal Living: 215.5m² (approx.)
" Garage: 41.6m² (approx.)
" Alfresco: 23.2m² (approx.)
" Total Build: 280m² (approx.)
" Block Size: 514m² (approx.)
• Rates: $955 per quarter (approx.)
" EER: 5
" Rental Appraisal: $1,100—$1,300 per week

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.











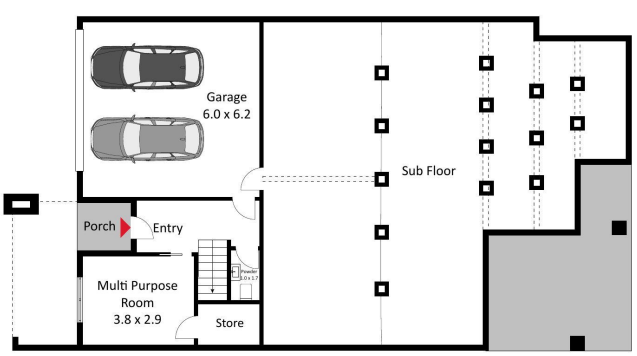
MORE DETAILS

Property ID	2GK7FHK
Property Type	House
House Size	280 m2
Land Area	514 m2
EER	5

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Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in meters. 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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