



101/17 Summerfield Close, Denman Prospect

Your entry into Denman Prospect

Welcome to 101/17 Summerfield Close, a beautifully appointed two-bedroom, two-bathroom residence, set within the highly sought-after Boulevard precinct in the burgeoning suburb of Denman Prospect.

Positioned within one of Canberra's most vibrant and emerging communities, this sophisticated residence blends contemporary design with quality finishes and exceptional lifestyle amenity. Developed by Core Developments and architecturally designed by JUDD.studio, Boulevard is defined by its striking mid-century modern aesthetic and village-style atmosphere.

- Open plan living soaked in natural light, flowing seamlessly to a private balcony with elevated outlooks
- Designer kitchen featuring stone benchtops, premium Franke appliances and soft-close cabinetry
- Spacious master suite complete with built-in robes and stylish ensuite
- Generous second bedroom with built-in storage
- Well-considered floorplan offering impressive functionality and storage
- Double glazing and energy-efficient design for year-round comfort
- Secure basement parking with additional storage

2 2 2

FOR SALE
\$585,000+

VIEW
By Appointment

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

- Crimsafe screens installed to master bedroom to allow for cross ventilation
- Motorised blinds installed to living room

Enjoy exclusive access to an impressive suite of resident amenities designed to enhance everyday living:

- Resort-style swimming pool and landscaped communal gardens
- Rooftop entertaining space with private dining room, full kitchen and outdoor lounge
- BBQ areas and social spaces perfect for hosting
- Onsite co-working hub and cafe;
- Parcel lockers and thoughtfully designed communal areas

Unbeatable location

Immerse yourself in the lifestyle Denman Prospect is known for, with parks, walking trails and local shops all just moments away. Enjoy easy access to public transport, quality schools and major arterial roads connecting you effortlessly to the City, Belconnen and Woden.

Figures

Rates: \$393 p.q. (approx.)

Land Tax (if applicable): \$424 p.q. (approx.)

Strata: \$938 p.q. (approx.)

EER: 6

Living: 74m²;

A refined offering in a premium lifestyle setting, this is an opportunity not to be missed, Contact Charles Martin to arrange your private inspection today.

MORE DETAILS

Property ID	JU9H5W
Property Type	House
House Size	74 m ²
EER	6

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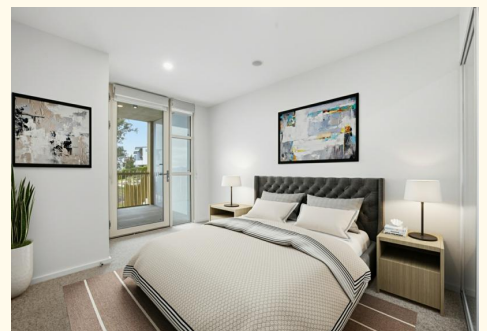
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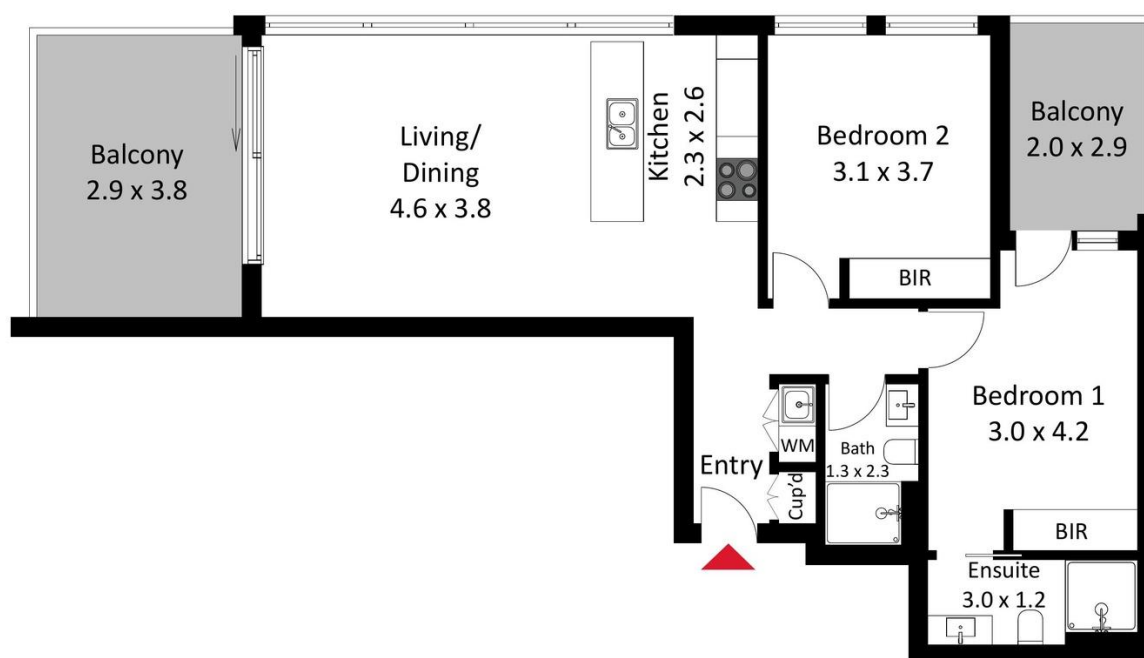
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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