




6/34 Leontine Loop, Denman Prospect

Elevated Luxury. Uninterrupted Views. A Rare Denman Offering!

Presented to the market for auction, Residence 6 at "Karinya" is a statement in refined living - a rare opportunity within one of Denman Prospect's most elevated and tightly held positions. This boutique collection of just six architecturally designed, north-facing townhomes captures sweeping vistas across the breathtaking Molonglo Valley, with uninterrupted outlooks across reserve, parkland and tranquil water. Surrounded by nature yet moments from every convenience, this is lifestyle without compromise.

Denman Prospect is renowned for its master-planned sophistication, wide leafy streets and seamless integration with natural landscape. Enjoy morning walks through nearby reserve trails, afternoons at local playgrounds and parks, and easy access to the Denman Village precinct with its café culture, IGA, medical centre and essential services. With swift connectivity to the CBD, Woden and Belconnen, and positioned within Canberra's thriving Molonglo corridor, Denman Prospect continues to set the benchmark for premium suburban living.

Crafted by the highly regarded Oakleigh Projects, a respected local family builder with nearly three decades of experience delivering

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AUCTION

Wed 22nd Apr @ 6:00PM

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

boutique, high-end developments, "Karinya" reflects uncompromising standards of construction and finish. Every inclusion has been meticulously curated - from designer interiors to superior materials - resulting in homes of enduring quality and timeless appeal.

Spanning an impressive 205sqm of internal living, Residence 6 stands proudly toward the front of the development, basking in prized northern orientation and framed by 124sqm of landscaped gardens. The grand double-storey design delivers four generous bedrooms and three exquisite bathrooms, perfectly balancing flexibility with luxury.

On the ground level, the master retreat offers privacy and indulgence, complete with walk-in robe, a beautifully appointed en suite and access to a private balcony. Two additional bedrooms with built-in robes and a designer main bathroom complete this level, alongside the double automatic garage with internal access.

Upstairs, light floods the expansive open-plan kitchen, living and dining domain. Engineered timber flooring, 2700mm ceilings and square-set cornices create a sense of volume and sophistication. The designer kitchen is a centrepiece - appointed with 40mm stone bench tops with waterfall edges, premium SMEG appliances, bespoke joinery and seamless integration for entertaining. Large expanses of double glazing frame the leafy outlook, while the private balcony captures the spectacular parkland and valley views beyond.

Additional features include ducted reverse-cycle heating and cooling (two zones), floor-to-ceiling tiled bathrooms, a feature 2340mm front door with electric smart lock, three-phase electric hot water, LED lighting throughout, individual meters, lockable street-access gates and individual bins - ensuring both luxury and independence.

With an impressive 6.0 EER, 205sqm of internal living, 40sqm double garage and beautifully curated outdoor spaces, Residence 6 at "Karinya" represents an extraordinary opportunity to secure one of Denman Prospect's finest townhomes.

Please give Lukas Cole 0432 289 618 or Tim Russell a call on 0416 087 834 for further information or to book a private inspection.

features Include:

- Elevated location with breathtaking views
- Architecturally designed north-facing townhomes
- Boutique development "KARINYA" of only 6 townhouse
- All townhouses have front door street access
- 90 day warranty period from the date of settlement
- Double glazed windows and doors throughout
- Ceiling height 2700mm throughout
- Engineered timber floors to entry, living and kitchen
- Feature 2,340mm front door with electric smart lock
- Designer kitchen with 40mm stone benchtops and waterfall edges
- Quality SMEG appliances
- Four spacious bedrooms with BIR
- Three full designer bathrooms with floor to ceiling tiles
- Ducted heating and cooling (2 zones)
- Double garage with internal access
- Three phase hot water electric system
- Square set ceilings throughout
- LED lights throughout
- Separate electrical meters
- Designer joinery and inclusion throughout
- Lockable gates (street access)
- Individual bins per townhouse (not common area)
- Positioned in one of the best locations of Denman Prospect

Property Info:

Rates: \$3,603.45 pa approx

Land Tax: \$5,401.00 pa approx
Body Corporate: \$1,944.90 pa approx
EER: 6.3

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MORE DETAILS

Property ID	2H0SF9Q
Property Type	House
House Size	292 m2
EER	6

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