



Denman Prospect, 109 Holborow Avenue

Spacious Townhouse with Self-Contained Unit —
AUCTION 21.05.25 6PM

Auction Location: In Room Auction at LJH HQ Canberra City

Discover the perfect fusion of modern living and comfort with this stunning tri-level townhouse in the sought-after Melia development. This near-new home offers a spacious and intelligently designed layout that takes full advantage of its northerly aspect, ensuring abundant natural light and stunning views. The open plan living, dining, and kitchen area are complemented by high ceilings, large, double-glazed windows, and a seamless flow of floorboards in the living areas and plush carpet in the bedrooms. The chef-inspired kitchen is equipped with sleek stone benchtops, an induction cooktop, a tiled splashback, and a walk-in pantry offering plenty of storage space.

The townhouse features four generous bedrooms, with the master offering a walk-through robe leading to a luxurious ensuite. The lower level includes a self-contained unit,



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For Sale
879,000+

View
ljhooker.com.au/2CZCFHK

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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

complete with a kitchenette, offering the ideal space for guest accommodation, a teenager's retreat, or a home office. It also boasts its own full-sized bathroom and separate access from the front courtyard, enhancing privacy and versatility. This self-contained unit presents an excellent opportunity for generating extra income, whether through long-term rental, Airbnb, or other short-term accommodation options, making it a fantastic addition to your investment potential.

Additional features include a double garage with internal access, a European laundry, LED downlights, reverse-cycle heating and cooling for year-round comfort, and NBN connectivity for convenience. With roller blinds throughout, electric instantaneous hot water, and ample storage, every detail has been carefully considered for your lifestyle needs. The front enclosed courtyard with street access offers a peaceful retreat for outdoor entertaining, while the development itself ensures a community-oriented atmosphere with ample green spaces and modern amenities.

Located in Denman Prospect, you'll be within reach of local cafés, green spaces, and essential amenities, while easy access to major roads links you to the heart of Canberra. This rare offering combines luxury, functionality, and a prime location, making it an opportunity you won't want to miss.

Features:

Development: Melia

Tri level townhouse

Self-contained unit on the ground floor with kitchenette

High ceilings

Double glazed windows

Open plan living, dining and kitchen

Floorboards in the living and carpet in bedrooms

4-bedrooms

Induction cooktop

Ample storage

Walk in pantry

Stone benchtop

Tiled splash back

Reverse cycle heating and cooling

European laundry

LED downlights

NBN connected

Electric instantaneous hot water

Roller blind window furnishings throughout

Front enclosed courtyard with street access

Internal access to garage

Double garage

Pet friendly

Essentials:

165m² of living

36m² garage

Rates: \$586 per quarter (approx.)

Land Tax: \$3,162 per annum (approx.)



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Strata: \$5,007.72 per annum (approx.)
Strata Manager: LJ Hooker Strata
Rental estimate: \$920-\$980 per week
Age: 5 years (built in 2020)
EER: 6

More About this Property

Property ID	2CZCFHK
Property Type	Townhouse
House Size	201 m2
EER	6
Including	Ensuite Ducted Cooling Ducted Heating Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

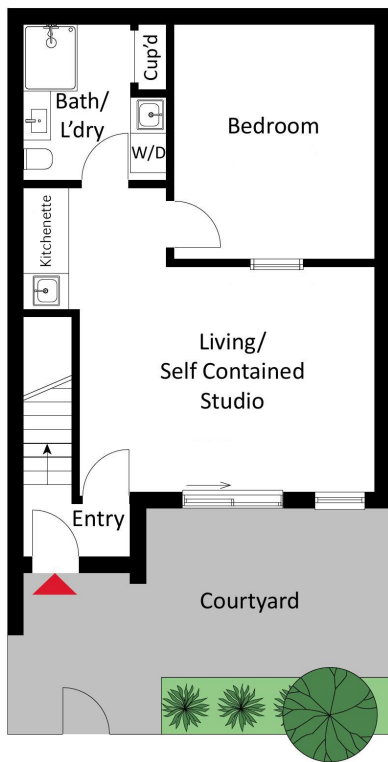
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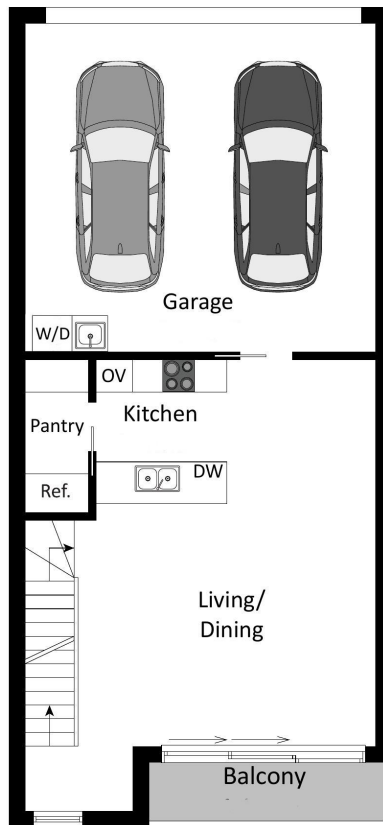


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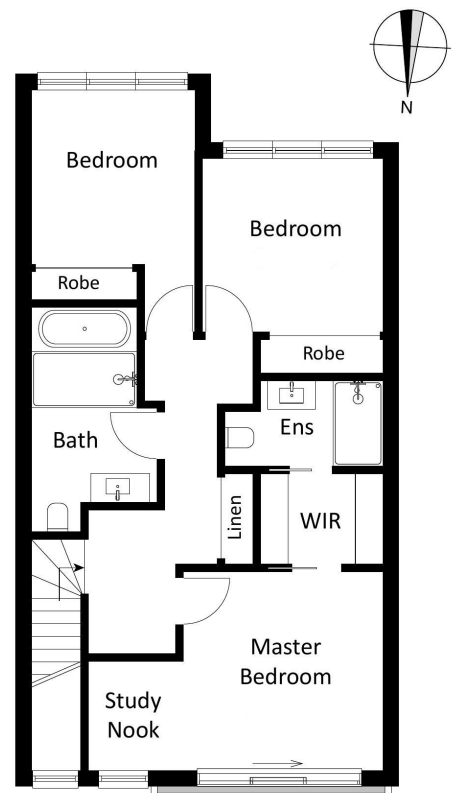
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Lower Ground Floor



Ground Floor



First Floor

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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