

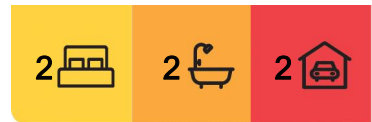


Denman Prospect, 7/20 Bamblett Rise

Sophisticated Townhouse Living in the Heart of Denman Prospect

Positioned in the thriving heart of Denman Prospect, this stylish tri-level townhouse presents an outstanding opportunity for both investors and first home buyers seeking long-term value, lifestyle appeal, and smart design. With an elevated outlook across the peaceful Ridgeline Park and direct street frontage, the home combines natural beauty with a strong community vibe - a key factor for tenant demand and future capital growth. The convenience of having Denman Village Shops just a short walk away - offering everything from an IGA and café to a pub, gym, medical services, and more - only adds to the property's desirability. Plus, with Mt Stromlo's renowned mountain bike trails, walking paths, and leisure centre minutes away, the lifestyle on offer is second to none.

Thoughtfully planned across three spacious levels, the home delivers flexibility ideal for changing needs or maximising rental returns. On the ground floor, a generous double garage offers the potential to be converted into a rumpus room, gym, or creative studio - a



For Sale
By Negotiation

View
ljhooker.com.au/J3BH5W

Contact
Pauline Jenkins
0410 401 902
pauline.jenkins@ljhwodenweston.com.au

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



Disclaimer: 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.

feature that can add significant value for both live-in owners and prospective tenants.

Direct street access through the private courtyard enhances everyday practicality, and the abundance of on-street parking makes it easy for visitors or future occupants.

The open-plan main living area is light-filled and beautifully appointed, with laminate timber flooring throughout offering durability and low maintenance - a major plus for investors and first home buyers alike. Flowing effortlessly into a private courtyard, the space is perfect for entertaining or relaxing. The kitchen is both stylish and practical, boasting stone benchtops, stainless-steel appliances, induction cooktop, electric oven, dishwasher, and a ducted rangehood - ensuring a functional layout that will appeal to any resident.

Premium upgrades throughout elevate the home's appeal, including wall-hung vanities with stone basins, matte black tapware in all bathrooms, and full-height mirrored wardrobes in the bedrooms. Each room is also fitted with extra power points - a thoughtful touch that future-proofs the home for modern living and remote work.

Upstairs, two generously sized bedrooms enjoy peaceful parkland views and ample natural light. The master features a sleek ensuite and panoramic views of Telstra Tower, while the second bedroom includes double built-in robes and a calming outlook across the reserve. A flexible dining area on the main floor can also be easily adapted into a third bedroom or dedicated home office, offering more value and rental potential.

Additional features include ducted reverse-cycle heating and cooling, double-glazed windows, LED downlights, quality roller blinds, NBN connectivity, and an instantaneous electric hot water system. Located just 500 metres from Evelyn Scott School and directly opposite the award-winning Ridgeline Park playground, this is a location that appeals to families, professionals, and renters alike.

This is the perfect chance to secure a modern, move-in-ready home or high-performing investment in one of Canberra's most sought-after suburbs. Call Pauline on 0410 401 902 to inspect.

Features Include:

- Tri-level townhouse
- Private courtyard and balcony
- Laminate timber flooring
- Kitchen features stone benchtops, stainless appliances, induction cooktop and dishwasher
- Bathroom with wall-hung vanities with stone basins
- Master with ensuite and Telstra Tower views
- Second bedroom with double built-in robes and park views
- Option to convert space into a third bedroom
- Ducted reverse-cycle heating and cooling
- Double-glazed windows
- Instantaneous electric hot water system
- Elevated outlook across Ridgeline Park
- Walking distance to Denman Village Shops
- Close to Mt Stromlo

Living Size: 93m²

Rates: \$639 p.q (approx.)

Body Corporate: \$1,129 p.q (approx.)



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More About this Property

Property ID	J3BH5W
Property Type	Townhouse
House Size	93 m2
EER	6
Including	Air Conditioning Ducted Heating Courtyard Balcony Gym Dishwasher Built-in-Robes Secure Parking

Pauline Jenkins 0410 401 902

Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





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.

