





79 Holborow Avenue, Denman Prospect

Lifestyle, Convenience & Connectivity

Positioned in one of Denman Prospect's most desirable pockets, this impressive tri-level townhouse delivers quality, style and versatility in equal measure. Beautifully finished and surrounded by quality homes, it's a property you'll be proud to call home.

From the moment you step inside, the quality is clear. North-facing living spaces, abundant natural light, timber flooring and expansive nature reserve views create a warm and sophisticated atmosphere, complemented by double glazing, ducted reverse-cycle heating and cooling, and Carbine electronic door locks for added security and keyless convenience.

At the heart of the home is the stunning kitchen, featuring a generous island bench with excellent preparation space, quality integrated Ariston appliances, abundant storage and a seamless connection to the open-plan living and dining area - perfect for everyday living and entertaining. A cleverly designed pantry provides additional bench space and power, allowing everyday appliances such as the kettle, toaster and coffee machine to be neatly tucked away while remaining ready to use, keeping the kitchen clean and clutter-free.

3 2 2

FOR SALE
$785,000+

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

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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.

The clever three-level design provides excellent separation. The private main bedroom features a walk-in robe and ensuite, while bedrooms two and three offer excellent built-in storage. A stylish main bathroom with bathtub and separate powder room add further convenience.

Downstairs, the additional living space offers a versatile indoor-outdoor entertaining area, with bi-fold doors opening seamlessly onto the beautifully landscaped courtyard. The space provides genuine flexibility and has previously been utilised by the vendors as a one-bedroom studio, successfully achieving $390 per week in rental income and creating an attractive passive income opportunity. Alternatively, it could be used as a teenager's retreat, home office, parents' retreat or guest accommodation.

Outside, the balcony captures the expansive reserve outlook, while the enclosed courtyard provides a private, easy-care outdoor space with gate access to Holborow Avenue.
Practicality has been well considered, with a European laundry, under-stair storage, double-glazed windows and doors, ducted heating and cooling, Carbine electronic door locks, and an oversized double garage.

Whether you're a first-home buyer, downsizer or investor, this is an opportunity that offers quality, flexibility and genuine lifestyle appeal.

With nature at your doorstep and Denman Village just a short stroll away, this is a home that deserves to be seen.

Internal: 164m2
External: 26.7
Garage: 40m2
EER: 6 Stars
Total: 230m2 (Approx)
Body Corporate: $3,732 per annum

Features:

- Near-new luxury tri-level townhouse in the sought-after Balcombe Terraces
- North-facing aspect with abundant natural light
- Expansive views across the adjoining nature reserve
- Three generous bedrooms with excellent storage
- Segregated main bedroom with walk-in robe and ensuite
- Stunning kitchen with quality integrated Ariston appliances
- Open-plan living and dining with study nook
- Additional downstairs living/rumpus room
- Timber flooring throughout living areas
- Main bathroom with bathtub + separate powder room
- Large balcony overlooking the reserve
- Enclosed, low-maintenance courtyard with Holborow Avenue access
- Carbine electronic door locks for added security and keyless entry
- Double-glazed windows and doors throughout
- Ducted reverse-cycle heating and cooling
- European laundry and excellent storage
- Oversized double garage with remote-controlled door
- Visitor parking within the complex
- Walking trails virtually at your doorstep
- Moments from Denman Village Shops, cafes, restaurants, supermarket, healthcare, gym, - - barber, Community Centre and Early Learning Centre
- Easy access to major arterial roads connecting you with the rest of Canberra
- Access to the R10 rapid route to the city footsteps away from the front door, as well at bus routes to Woden, Cooleman Court &

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Belconnen
- Aldi/ Woolworths Metro / KFC / additional shop facilities in Wright is 3.4km away

What's Nearby

" Denman Village Shops —approx. 800m
Denman Village IGA
Cafes, restaurants and takeaway
Club Lime
Capital Chemist
Medical and dental services

" Denman Village Early Learning Centre —approx. 800m
" Denman Village Community Centre —approx. 800m
" Denman Village Park & Playground —approx. 700m
" Evelyn Scott School —approx. 1.5km
" Stromlo Forest Park —approx. 4km
" Mount Stromlo —approx. 5km
" National Arboretum Canberra —approx. 7km
" Canberra International Arboretum & Gardens —approx. 7km
" Weston Creek Centre —approx. 7km
" Belconnen Town Centre —approx. 9km
" Woden Town Centre —approx. 10km
" Canberra CBD —approx. 11km

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.











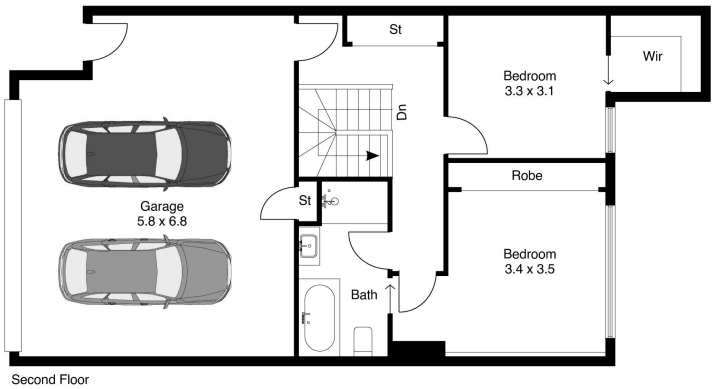
MORE DETAILS

Property ID	2GBFFHK
Property Type	Townhouse
EER	6

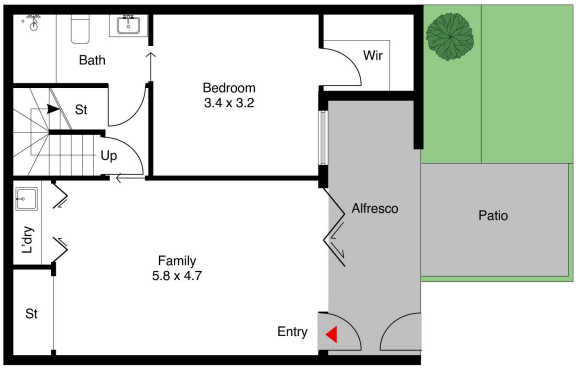
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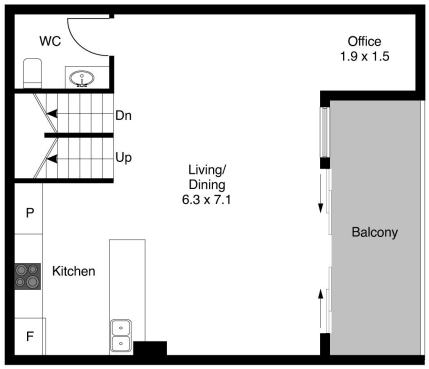
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Second Floor



Ground Floor



First Floor



The floor plan plan 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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