



Denman Prospect, 93 Holborow Avenue

LUXURIOUS LIFESTYLE WITH INCREDIBLE VIEWS & SEPARATE LIVING AREAS

This is a home that has it all, in which nothing is compromised. An enviable location with incredible valley views and due northerly aspect, elevated position and separate living areas with dual living options. Architecturally designed to maximise natural light and air flow with soaring high ceilings and clever use of windows, this near-new town-home has been finished with high-end luxury and refined features throughout.

Intelligently designed to maximise its coveted position, an expansive open-plan layout allows you to immerse yourself in stunning country views from both living areas and the main bedroom, all benefitting from a desirable orientation. A private front gate and cosy courtyard with established gardens welcome you inside. A rare find for a townhouse, the lower level offers a spacious living and entertaining area plus large bedroom and full-sized quality bathroom with laundry, the perfect option for guest accommodation, teenagers retreat or home office/business with separate access from the courtyard.



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.

4 3 2

For Sale
\$990,000 +

View
ljhooker.com.au/HQTH5W

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EER ★★★★★

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Venturing upstairs, the views will take your breath away. The main living area, balcony and kitchen are orientated to ensure that views of the water and mountain surrounds are ever present and open-plan living remains at its best. The designer kitchen offers sleek modern cabinetry, electric cooking, dishwasher, breakfast bar and walk in pantry with fridge space, plus stone benchtops and feature tiling giving timeless appeal.

The upper level offers the master bedroom, giving sumptuous relaxation, statement sliding doors to the Juliet balcony giving cooling breezes and incredible views yet again. A spacious walk-through robe brings you to the ensuite, with walk in shower and quality fixtures. The third and fourth bedrooms are also positioned on this level, serviced by the main bathroom with cleverly designed walk-in shower through to the full sized bath. There is also a cosy, sunny study or reading nook at the top of the stairs.

Additional outstanding features include a large double garage with 6.6kw solar system with battery, ready for EV charging, ducted, zoned and app-controlled heating and cooling throughout.

Denman Prospect's popularity among both homeowners and investors is well-founded, attributed to its strategic location and abundance of amenities. With proximity to green spaces, the local Supabarn Express, the charming 'Two Before Ten Cafe', and the inviting 'The Denman Kitchen + Bar', as well as easy access to major roads linking Canberra's key destinations and the recently established Evelyn Scott School, Denman Prospect and the surrounding Molonglo Valley has become a sought-after destination. This is a rare offering too good to miss.

- As new townhouse with incredible northerly views
- Separate living areas
- Living area, bedroom and full-sized bathroom to the lower level, ideal guest accommodation/teenagers retreat/home office arrangements
- Exceptional kitchen with sleek cabinetry, electric cooking, dishwasher, breakfast bar and walk-in pantry
- Second spacious living area with balcony
- Generous master with walk-through robe to ensuite
- Additional bedroom with built in robes
- Large main bathroom with double walk in shower through to full-sized bath
- Solar panels with 6.6kw battery, ready for EV charging
- Double garage with remote entry with internal access
- Ducted, zoned and app controlled heating and cooling

Living Size: 165m² living + 36m² garage (approx.)

Body Corporate: \$1,251.93 p.q (approx.)

Rates: \$1,695.50 p.a (approx.)

Land Tax: \$2,291.54 p.a (approx.) (if rented)

EER: 6 Stars

Construction: 2020



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More About this Property

Property ID	HQTH5W
Property Type	Townhouse
House Size	201 m ²
EER	6
Including	Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

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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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