



Denman Peninsula, Stella Young Way, Denman Prospect

## Peninsula —3 Beds —Parkland Views




186m Living + 60m Outdoor Space  
Double Garage + Storage Room

Brand New Display Townhouse - Now Open

A LOCATION THAT'S THE FIRST OF ITS KIND IN CANBERRA!  
Introducing Denman Peninsula, a unique living experience deeply rooted in the beauty of the locale.

Denman Peninsula is an inspired collection of only 35 impressively spacious three and four bedroom town residences on an unparalleled site fronting the Molonglo River corridor and heritage trail. Nestled into the hillside, with panoramic views that overlook the peninsula and on the doorstep of some of Canberra's most beautiful natural landscapes, these riverfront properties nurture a seamless connection with the location and surrounding nature.

Only a 15-minute drive away from the City, Woden or Belconnen, and conveniently situated close to shopping, schools, childcare and a wide range of recreation facilities, Denman Peninsula truly offers the best

3  2  2 

**FOR SALE**  
\$1,675,000

**VIEW**  
By Appointment

**AGENTS**  
Keenan Veraar  
0402 914 037  
keenan.veraar@ljhookerprojects.com.au

**AGENCY**  
LJ Hooker Projects ACT  
(02) 6249 7700

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.

 **LJ Hooker**

of both worlds.

#### RESIDENCES AT A GLANCE

- Oversized, executive residences ranging from 182m2 to 235m2 of living space offering multiple living options.
- Luxurious customised interior with multiple choices for finishes and fittings.
- Bathrooms and ensuites with Villeroy & Boch fittings, complemented by under-tile heating.
- Reverse cycle ducted heating and cooling.
- Premium engineered timber flooring.
- Kitchen with premium Smeg appliances, stone benchtops and opulent butler's pantries.

The ambience of your home will reflect who you are. Creating the ideal décor for your home requires more than just a choice of two colour schemes. That's why we've made your options so much broader. Make separate selections for joinery, tiling, benchtops, tapware, floor coverings and more, to put together the interior that best suits your personal style. Mix and match finishes and fittings to create a truly customised interior. Of course, you don't have to do it alone. A complementary session with our interior designer will help you assemble the harmonious combinations that set your home apart.

- 5KW rooftop solar system to each residence.
- Up to 3.5 metre ceilings in many living areas.
- Landscaped courtyard and gardens, many with direct access to the heritage trail.
- Dual lock-up garaging with remote access and provisioning for EV Charging.
- High energy rating of minimum 6.1 EER.
- Spectacular views over the Molonglo River Corridor.
- Home lift option available

#### DISPLAY OPEN

STELLA YOUNG WAY, DENMAN PROSPECT  
SAT & SUN - 11AM to 3PM

[www.denmanpeninsula.com.au](http://www.denmanpeninsula.com.au)

#### TEAM

Developed by Base Developments  
Designed by Turco and Associates  
Interior Design by Dept. of Design  
Built by Milin Builders

#### MORE DETAILS

Property ID	1W9WGR5
Property Type	Townhouse
House Size	246 m2
EER	6

#### Keenan Veraar 0402 914 037

Development Manager | [keenan.veraar@ljhookerprojects.com.au](mailto:keenan.veraar@ljhookerprojects.com.au)

#### LJ Hooker Projects ACT (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[projectsact.ljhooker.com.au](http://projectsact.ljhooker.com.au) | [projectsact@ljhooker.com.au](mailto:projectsact@ljhooker.com.au)

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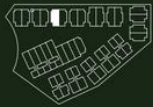
# DENMAN PENINSULA

Unit O5  
Type A2

3 Bedrooms  
2.5 Bathrooms  
2 Carparks

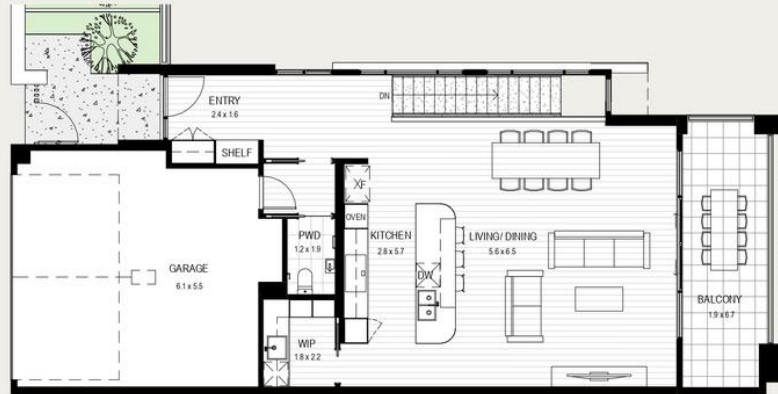
Living: 186m<sup>2</sup>  
External: 63m<sup>2</sup>  
Store: 17m<sup>2</sup>  
Garage: 39m<sup>2</sup>  
Balcony: 16m<sup>2</sup>

Location Plan



DenmanPeninsula.com.au

GROUND



LOWER GROUND



Area calculation is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas or dimensions shown are indicative only and may be varied subject to detail design and authority requirements.

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