



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 IT'S 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.



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

TEAM

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

MORE DETAILS

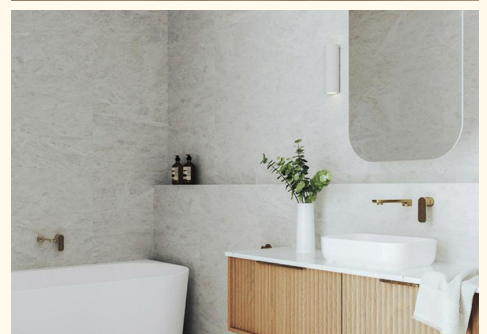
Property ID	1W9WGR5
Property Type	Townhouse
House Size	246 m ²
EER	6

Keenan Veraar 0402 914 037

Development Manager | 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 | projectsact@ljhooker.com.au



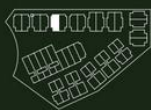
DENMAN PENINSULA

Unit 05 Type A2

3 Bedrooms
2.5 Bathrooms
2 Carparks

Living: 186m²
External: 63m²
Store: 17m²
Garage: 39m²
Balcony: 16m²

Location Plan



DenmanPeninsula.com.au

GROUND



LOWER GROUND



0 1 5m

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.