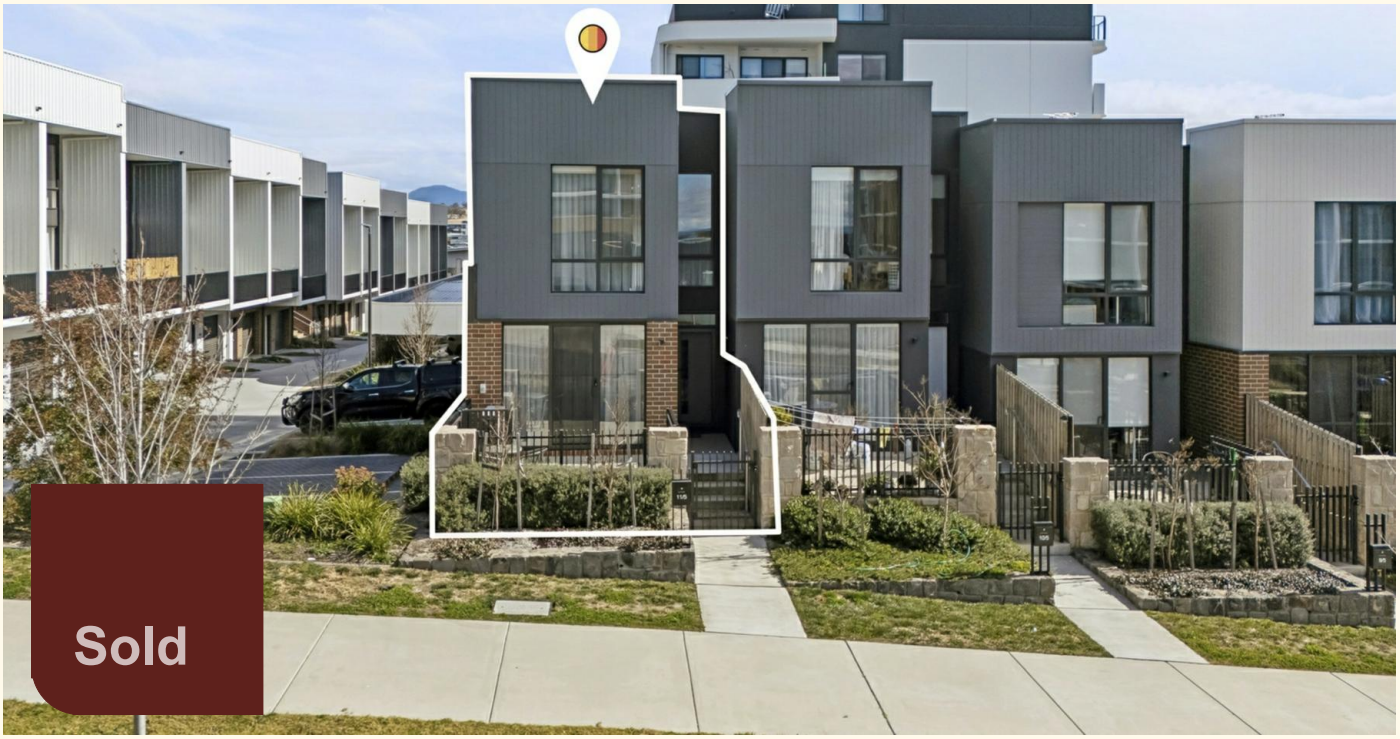








11/5 Summerfield Close, Denman Prospect

Auction: Wednesday 9th September - 6:00pm

Light Filled, Spacious, Low Maintenance Living in a Prime Location

Positioned within the highly sought after Natura development, this near new three bedroom townhouse delivers the perfect balance of contemporary design, generous proportions, and low maintenance living in the heart of Denman Prospect. Offering quality finishes throughout and a thoughtfully designed floorplan, this is an outstanding opportunity for families, professionals, downsizers, and investors alike.

Built in 2024, the home offers an impressive 121sqm of internal living, complemented by a 9sqm balcony and a spacious 26sqm private courtyard, providing multiple indoor and outdoor spaces to relax or entertain. With an ideal east to west aspect, the home enjoys an abundance of natural light throughout the day while capturing pleasant outlooks across the surrounding area.

Inside, the light filled open plan living and dining area is enhanced by engineered timber flooring + carpet, creating a warm and sophisticated atmosphere. The stylish kitchen is equipped with quality appliances, including an induction cooktop, stone benchtops, and

3 2 2

FOR SALE
$739,000+

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Interested parties must rely solely on their own enquiries.

LJ Hooker

ample storage, making it both practical and elegant for everyday living.

Upstairs, all three bedrooms are generously proportioned, with the master bedroom complete with its own ensuite. The remaining bedrooms are serviced by a modern main bathroom featuring quality finishes and a functional layout. Ducted reverse cycle heating and cooling ensures year round comfort, while the energy efficient heat pump electric hot water system adds to the home's modern appeal.

Perfectly positioned within one of Canberra's fastest growing and most desirable suburbs, you're only moments from Denman Village Shops, local cafés, parks, playgrounds, walking and cycling trails, Stromlo Forest Park, Stromlo Leisure Centre, quality schools, public transport, and only a short drive to Cooleman Court, the Canberra City Centre, and major arterial roads.

Whether you're searching for your first home, a stylish family residence, or a quality investment in an exceptional location, this beautifully presented townhouse is one not to miss.

Features:
- Three spacious bedrooms (master bedroom with ensuite)
- 2 large modern bathrooms
- Private double lock-up garage with 59m² of space
- Spacious open plan living and dining area
- 121m² of internal living
- 9m² balcony plus a 26m² private courtyard
- Desirable east to west aspect
- Contemporary kitchen with induction cooktop
- Stone benchtops and quality cabinetry
- Engineered timber flooring and carpet throughout
- Ducted reverse cycle heating and cooling
- Heat pump electric hot water system
- Located within the sought after Natura development
- Walking distance to parks, playgrounds and walking trails
- Close to Denman Village Shops, cafés and local amenities
- Minutes to Stromlo Forest Park and Stromlo Leisure Centre
- Easy access to Cooleman Court and Canberra City
- Conveniently located near quality schools, public transport and major arterial roads

Essentials:
- Internal Living: 121m² (approx.)
- Balcony: 9m² (approx.)
- Courtyard: 26m² (approx.)
- Garage: 59m² (approx.)
- Total Build Size: 189m² (approx.)
- Rates: $557.32 pq (approx.)
- Body Corporate: $593.48 pq (approx.)
- Rental Appraisal: $740 - $770 pq
- Land Tax: $384 pq (approx.) *Investors Only*
- Year Built: 2024
- EER: 6.0

Offering generous living spaces, premium finishes, and an unbeatable lifestyle in one of Molonglo Valley's most desirable communities, this exceptional townhouse presents a fantastic opportunity to secure a quality home in the heart of Denman Prospect. Contact me today or come along to the next open home.

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	2G91FHK
Property Type	Townhouse
House Size	189 m2
EER	6

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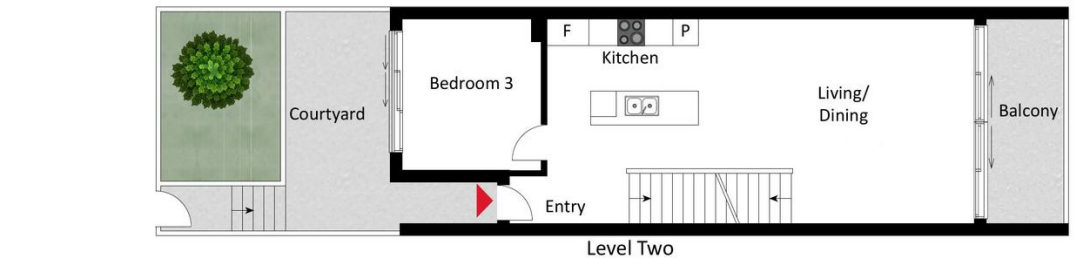




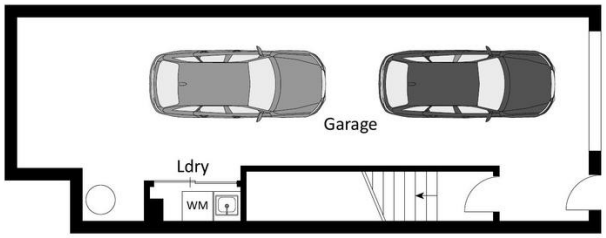




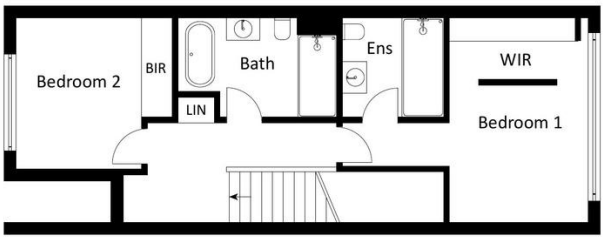
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Level Two



Level One



Level Three

The floor plan is 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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