






27/3 Summerfield Close, Denman Prospect

3  2  2 

## Move Straight In: Contemporary 3-Bedroom Townhouse in Prime Location

**FOR SALE**  
\$738,000+

### AGENTS

Hamid Muradi  
0424 858 600  
hamid.muradi@ljhookerprojects.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

Discover a home that blends modern convenience with everyday comfort in the heart of Denman Prospect. This three-bedroom, two-bathroom townhouse features a smart layout designed for effortless living, with secure parking for two cars and functional spaces that adapt to your lifestyle.

The light-filled living area creates a warm and welcoming atmosphere, enhanced by beautiful floorboards that add character and durability. Soft carpeting in the bedrooms provides a cosy retreat, while the open layout allows the home to feel spacious and connected.

The kitchen is built for practicality, with quality surfaces and appliances ready for daily use. Living areas flow naturally, creating a sense of openness while maintaining privacy in the bedroom zones. Heating and cooling are handled by an efficient ducted reverse-cycle system, and the electric instantaneous hot water ensures you're never left waiting.

Set in a prime pocket of Denman Prospect, this property delivers

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**

effortless access to both daily conveniences and surrounding natural spaces. Parks, play areas, and the nearby basketball court are only a short walk away, while Denman Village offers cafés, grocery options, and public transport close at hand. Stromlo Leisure Centre, complete with a pool and gym facilities, is also just a brief drive from the doorstep.

Whether you're a first home buyer, downsizer, or investor, this townhouse delivers exceptional value in a premium location.

**Essentials:**

Total townhouse size: 206m<sup>2</sup>

Living size: 119m<sup>2</sup>

Balcony: 9m<sup>2</sup>

Courtyard: 26m<sup>2</sup>

Garage: 52m<sup>2</sup>

EER rating: 6 stars

Rates: \$455 p.q approx.

Land tax: \$384 p.q approx. (investors only)

Strata levies: \$686 p.q approx.

Rental estimate: \$740-\$760 p.w

Year built: 2023

**MORE DETAILS**

Property ID	2EG8FHK
Property Type	Townhouse
House Size	206 m <sup>2</sup>
EER	6

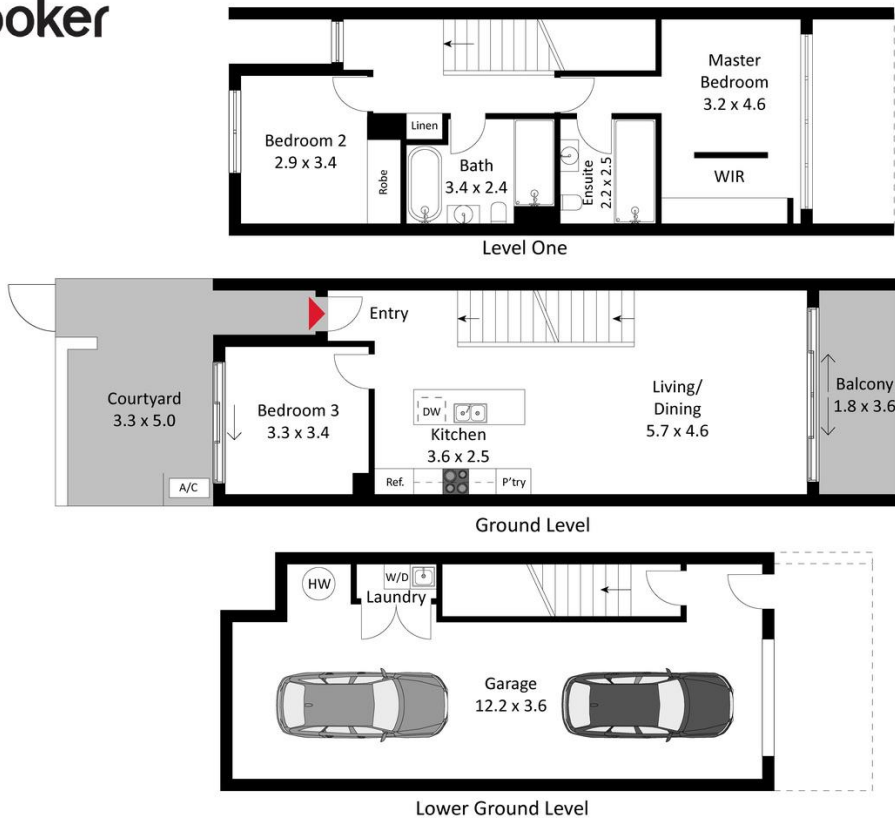
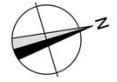
**Hamid Muradi 0424 858 600**

Sales Consultant | [hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

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





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.

## 27/3 Summerfield Close, Denman Prospect