



52/3 Martel Street, Denman Prospect

Extra Large Townhouse with Excellent Energy Efficiency

Auction Location: In Rooms - LJ Hooker Canberra City Auction HQ

Positioned in the growing and highly sought after suburb of Denman Prospect, 52 / 3 Martel Street presents an excellent opportunity to secure a spacious four bedroom townhouse offering modern living, quality finishes and an impressive energy efficient setup.

Built in 2023 and offering approximately 159m² of living space plus a generous 37m² double garage, this contemporary residence combines a practical floorplan with plenty of space for families, professionals, first home buyers or investors seeking a low maintenance property in a well connected Canberra location.

At the heart of the home is a spacious open plan living and dining area, complemented by a modern kitchen featuring induction cooking and quality finishes. The thoughtful layout creates a comfortable central space for everyday living and entertaining, while four well proportioned bedrooms and two and a half bathrooms provide excellent accommodation for the whole household.

Comfort is well catered for year round with ducted reverse cycle

4 2 2

AUCTION

Wed 21st Oct @ 6:00PM

VIEW

Sat 3rd Oct @ 11:45AM - 12:15PM

AGENTS

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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.



heating and cooling, while the combination of floorboards and carpet provides a practical and comfortable finish throughout.

A standout feature of the home is its impressive energy infrastructure, with a substantial 10kW solar system complemented by a 26.68kWh battery. Along with electric instantaneous hot water, the property has been thoughtfully equipped to support efficient and cost conscious modern living.

The double garage provides approximately 37m² of secure accommodation, offering plenty of space for two vehicles as well as additional storage.

Located within easy reach of Denman Village Shops, local parks, playgrounds, walking and cycling paths, schools and childcare, the home provides the convenience of modern suburban living. The wider Molonglo Valley offers excellent access to Stromlo Forest Park and a range of outdoor recreational spaces, while Canberra's CBD, Woden and Belconnen are readily accessible by road.

Whether you're looking for a spacious modern home, a low maintenance lifestyle or a property with outstanding energy credentials, 52 / 3 Martel Street offers an appealing combination of space, functionality and contemporary living.

Features:

- Four spacious bedrooms
- 2.5 bathrooms
- Double garage
- Spacious open plan living and dining
- Modern kitchen with induction cooking
- Ducted reverse cycle heating and cooling
- 10kW solar system
- 26.68kWh battery
- Electric instantaneous hot water
- Floorboards and carpet
- Low maintenance modern townhouse
- Close to Denman Village Shops, parks and recreational facilities
- Easy access to schools, childcare and public transport
- Convenient access to Stromlo Forest Park, Woden, Belconnen and Canberra CBD

Essentials:

- " Living: 159m² (approx.)
- " Garage: 37m² (approx.)
- Rates: \$721 pq (approx.)
- Strata: \$768.65 pq (approx.) (including sinking fund)
- Rental Appraisal: \$820 - \$860 pw
- Year Built: 2023
- EER: 6 stars

Offering modern proportions, excellent energy efficiency and a convenient position within the Molonglo Valley, 52/3 Martel Street is a home that delivers comfort, functionality and an easy care lifestyle.

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	2GF9FHK
Property Type	Townhouse
House Size	195 m2
EER	6

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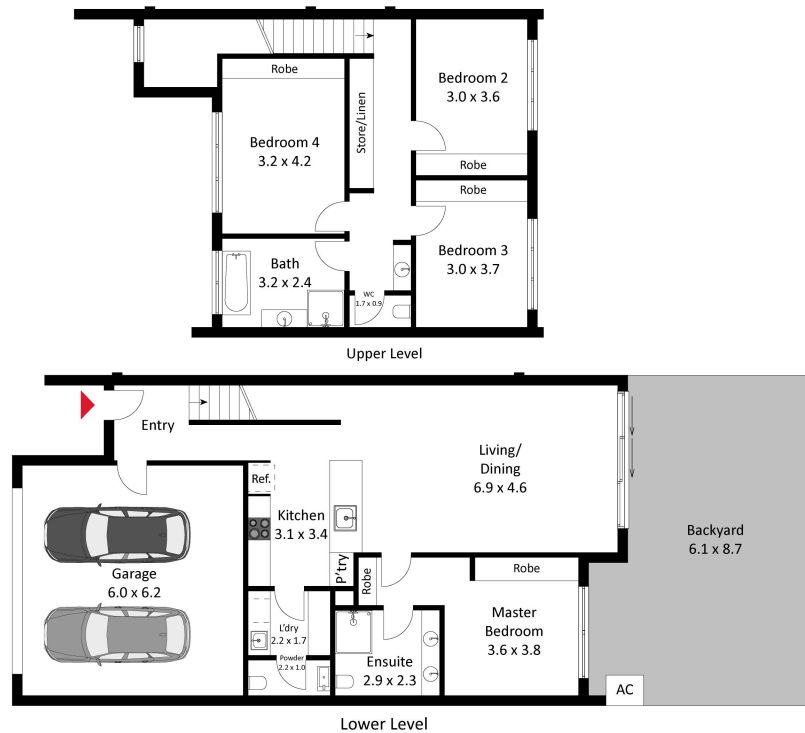
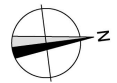
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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