

6/34 Leontine Loop, Denman Prospect, ACT 2611

Auction

House 4 3 2



## Elevated Luxury. Uninterrupted Views. A Rare Denman Offering

Presented to the market for auction, Residence 6 at "Karinya" is a statement in refined living - a rare opportunity within one of Denman Prospect's most elevated and tightly held positions. This boutique collection of just six architecturally designed, north-facing townhomes captures sweeping vistas across the breathtaking Molonglo Valley, with uninterrupted outlooks across reserve, parkland and tranquil water. Surrounded by nature yet moments from every convenience, this is lifestyle without compromise.

### Open for Inspection

Sat, 07 Mar 2026 - 9:00 AM to 9:30 AM

### Auction Details

25/03/2026 at 6:00 PM

Denman Prospect is renowned for its master-planned sophistication, wide leafy streets and seamless integration with natural landscape. Enjoy morning walks through nearby reserve trails, afternoons at local playgrounds and parks, and easy access to the Denman Village precinct with its café culture, IGA, medical centre and essential services. With swift connectivity to the CBD, Woden and Belconnen, and positioned within Canberra's thriving Molonglo corridor, Denman Prospect continues to set the benchmark for premium suburban living.

Crafted by the highly regarded Oakleigh Projects, a respected local family builder with nearly three decades of experience delivering boutique, high-end developments, "Karinya" reflects uncompromising standards of construction and finish. Every inclusion has been meticulously curated - from designer interiors to superior materials - resulting in homes of enduring quality and timeless appeal.

Spanning an impressive 205sqm of internal living, Residence 6 stands proudly toward the front of the development, basking in prized northern orientation and framed by 124sqm of landscaped gardens. The grand double-storey design delivers four generous bedrooms and three exquisite bathrooms, perfectly balancing flexibility with luxury.

On the ground level, the master retreat offers privacy and indulgence, complete with walk-in robe, a beautifully appointed en suite and access to a private balcony. Two additional bedrooms with built-in robes and a designer main bathroom complete this level, alongside the double automatic garage with internal access.

Upstairs, light floods the expansive open-plan kitchen, living and dining domain. Engineered timber flooring, 2700mm ceilings and square-set cornices create a sense of volume and sophistication. The designer kitchen is a centrepiece - appointed with 40mm stone bench tops with waterfall edges, premium SMEG appliances, bespoke joinery and seamless integration for entertaining. Large expanses of double glazing frame the leafy outlook, while the private balcony captures the spectacular parkland and valley views beyond.

Additional features include ducted reverse cycle heating and cooling (two zones), floor to ceiling tiled bathrooms, a feature 2340mm front door with electric smart

### Listed By

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