

# 10/1 McMichael Terrace, Denman Prospect, ACT 2611

MARQ

## Sold Townhouse

Monday, 14 August 2023

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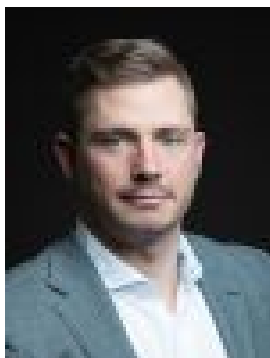
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 248 m2

Type: Townhouse



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**\$805,750**

Nestled in the heart of Denman Prospect, offering a rewarding lifestyle surrounded by nature is this immaculately presented three-bedroom semi-detached town home. Spaced over three levels with a functional and versatile floor plan featuring generous-sized bedrooms with mirrored built-in robes, the master suite features a well-designed walk-in robe and ensuite with floor to ceiling tiles which are also accommodated in the main bathroom, a neutral colour pallet throughout and stunning views out to the Molongolo Valley from the top level. The main hub is where you will find the exquisite open-plan kitchen featuring stone bench tops with pendant lighting, a 900mm gas burner cooktop and 900mm electric oven, and contemporary Fisher and Paykel stainless appliances flowing onto the well-designed main living and dining space and out to the generously sized courtyard with off street access. Offering an exceptional lifestyle close to stunning nature reserves, within walking distance to ponds, walking trails, Stromlo Leisure Centre, Denman Village Shops, local transport and school catchment zones.

- Immaculately presented three-bedroom semi-detached town home - Contemporary kitchen with stone benchtops, 900mm gas burner cooktop and 900mm electric oven, Fisher and Paykel stainless steel appliances, soft close draws, and ample storage throughout - Additional multipurpose/study space with natural light - Main bathroom and ensuite accommodating floor-to-ceiling tiles, additional downstairs powder room - Spacious master bedroom with walk-in robe and natural light - Ducted reverse cycle heating and cooling throughout - Northerly facing aspect to the front of the home - Double-glazed windows throughout - Energy Efficiency Rating 6.0 - Expansive front courtyard with off-street access that flows from the main living space with impressive sandstone retaining walls perfect for entertaining - Side-by-side double lock-up garage with internal and remote access - NBN connected fibre to the premises (FTTP) - 134.30 sqm of living, 37.7sqm garage, 87sqm courtyard - Proximity to Stromlo Leisure Centre, Denman Village Shops, local transport and school catchment zones

General Rates: \$1,622.81 approx. per annum  
Land Tax: \$2,097.54 approx. per annum  
Body Corporate Fees: \$1,797.00 approx. per annum