

# 101/2 McMichael Terrace, Denman Prospect, ACT 2611



## Apartment For Sale

Friday, 1 September 2023

101/2 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Apartment



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**\$440,000**

This north-facing one-bedroom apartment is situated within the highly sought-after 'Marlu' development. Nestled in the heart of Denman Prospect and positioned on the third floor, this stunning apartment has plenty to offer. The apartment boasts a spacious open-plan design encompassing the kitchen, lounge, and dining area that seamlessly connects to the balcony. The kitchen exudes modernity with its stainless-steel appliances, complemented by sleek stone benchtops and ample storage. The generously sized main bedroom features a built-in wardrobe and exclusive access to the balcony, while an additional study with a built-in desk offers versatility. The bathroom services the home while emanates luxury, showcasing quality fixtures, fittings, and stylish gold trims. Throughout the property, a tasteful light colour scheme is elevated by touches of opulence through gold accents. This apartment exudes comfort, style, and convenience, making it a desirable urban haven. You will be delighted to find that the popular Denman Shops are only 500m away (approx.), with a great IGA, bar, cafe and other amenities on offer. A few minutes' drive and you have the comprehensive services of the Cooleman Court shopping/restaurant/sport precinct, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.\* Spacious one-bedroom, one-bathroom, one-study apartment\* Elevated position with great views\* Light-filled open living area encompassing the kitchen, lounge, and dining\* Covered balcony\* European laundry\* One car space and storage cage plus good interior storage\* Quiet city perimeter living just metres away from Denman Shops\* Proximity to both comprehensive amenities and relaxing natural spaces\* Ducted reverse cycle heating and cooling  
Strata: \$452.77pq (approx.) Rates: \$333.75pq (approx.) Land Tax: \$383.75pq (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.