

107/40 Trinca Street, Denman Prospect, ACT 2611



Sold Apartment

Friday, 11 August 2023

107/40 Trinca Street, Denman Prospect, ACT 2611

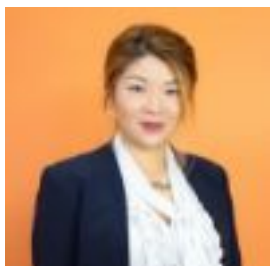
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 113 m2

Type: Apartment



Rita Feng

0432109538

\$598,000

This spacious light filled apartment has 92 sqm internal living area plus a 21sqm oversize balcony, it's rare to be found in the market. It has a large open plan north facing living area and a well-appointed full-size kitchen with ample bench and lots of cupboard space. The master bedroom is also north facing with floor to ceiling height sliding door opens to the balcony. It's spacious enough for a king-size bed and has a full height built in robe. Unlike most of the apartment, it has a free standing laundry with lots of extra linen space. The separate study room or multi purpose room will give you extra room you require. HighGround is a modern development closely located to the Molonglo River Reserve, local schools, playgrounds and parks. Developed by Elevated Living and designed by award-winning Mather Architecture, HighGround emphasises the views from each home and was refined to allow for large communal spaces and deep-root planting. The interiors have been curated to create texture and richness using materials that bring a sense of approachable luxury. This apartment is perfect for couples who are looking for convenient life style without compromise. It also provides a solid investment opportunity with attractive returns. Features:

- Brand new apartment with extra study room or multi purpose room;
- North facing living area and master bedroom with ample amount of natural light and open view towards the Molonglo Valley;
- Functional floor plan with lots of storage space;
- Generous bedrooms, both with full height built in wardrobe and external windows;
- Great sized kitchen including high-end stainless steel appliances;
- Reverse cycle air conditioning in living area and bedrooms;
- European laundry with dryer and ample linen space;
- Large Balcony with beautiful views, accessible from both the living area and the bedroom;
- Secure car park with lockable storage;
- Located walking distance to Denman Village Shops and Ridgeline Park;
- Low maintenance design with low body corporate fees;
- High EER Rating at 8.8/10;
- Boutique development with minimum number of apartments in the complex;
- Visitors car parks both in the community and on the street.

Body Corporate: \$2,000 approx. per annum Rates: \$580 approx. per annum Please contact Rita on 0432109538 to arrange a private viewing or for more information