

109/40 Trinca Street, Denman Prospect, ACT 2611



## Apartment For Rent

Thursday, 18 April 2024

109/40 Trinca Street, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **\$620 Per Week**

Find yourself in the midst of the upcoming suburb of Denman Prospect. This apartment is ideally located with the Molonglo River reverse, local schools, playground and parks right at your door step. Located in the middle floor, this two bedroom apartment offers a spacious lounge room, large kitchen with an island benchtop and two bedrooms with built-in wardrobes. One of the bedrooms has an ensuite. The large balcony offers picturesque views, making it the perfect space to wind down of an afternoon. The main bedroom has ample amounts of space with floor to ceiling windows and access to the balcony. Features include:- Dishwasher - Reverse cycle air-conditioning- Spacious in size- Two secure parking spaces- Storage cage- Built-in wardrobes- European laundry - Balcony with amazing views

No current EER  
This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

**Suburb Snapshot:** Denman Prospect is a suburb currently under development in the Molonglo Valley district of Canberra, located within the Australian Capital Territory, Australia. It is named in honour of Lady Denman GBE, the wife of the fifth Governor-General of Australia, The Right Honorable The Lord Denman. The principal ceremonial occasion during Lady Denman's term as first lady was the inauguration of the Federal capital on 12 March 1913. Lady Denman stood upon the newly laid Foundation Stones and pronounced, "I name the capital of Australia – Canberra". The name Denman Prospect was selected to distinguish the locality from the town of Denman, New South Wales. The use of the suffix 'prospect' meaning view, vision or the outlook for the future, is considered significant in the context of the naming of Canberra by Lady Denman and Lord Denman's ensuing visionary speech for the future of the capital.

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

**PETS:** Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

**RENTING BOOK:** A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>