

# 13/112 McMichael Terrace, Denman Prospect, ACT 2611

## Sold Unit

Monday, 25 September 2023



13/112 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Unit



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## Contact agent

Nestled in an elevated position with hilltop views, this well-proportioned modern apartment is an ideal first home or investment. Designed for comfortable living and entertaining the open plan design offers light filled living areas accompanied by a modern kitchen with quality AEG appliances, plenty of storage space, 20mm stone bench tops and a breakfast bar giving you the option to extend your living area further. With space for plants and alfresco dining, a large balcony extends out from the living areas and the main bedroom which captures the evening sun. Accommodation is provided by two bedrooms, segregated on either side of the living area. The bathrooms have modern full height tiling, wall hung vanities and semi frameless shower screens. The separate laundry comes complete with an Ariston washing machine/dryer and laundry tub. Polo Unit 13 comes fitted with two reverse-cycle split systems, LED down lighting & easy access to car spaces & storage in the basement. Polo is set in a prime position within Molonglo Valley's premium suburb Denman Prospect. You won't have to travel very far for the important things in life, with just a short stroll to the local shops and parks and just 20 minutes from the CBD, the airport and Westfield Woden. Westfield Belconnen is just a mere 15-minute drive. Polo enjoys all the lifestyle benefits of living in the Molonglo Valley such as cycle and walking tracks, with plenty of parks and open spaces for sporting and social activities. Additional Features:- Elevated position with beautiful hill-top views- Single level design- 2 Bedrooms with natural light, ventilation & built in robes- Quality window furnishings, block-out blinds and S-fold curtains- 2 Bathrooms featuring floor-to-ceiling tiles with shower, toilet & wall hung vanities- Kitchen has plenty of bench & cupboard space.- 20mm stone benchtops- AEG cooktop, oven & dishwasher- Separate laundry complete with washing machine/dryer combo- 2 Basement secure car spaces- 2 Lock up storage cages in basement - 2 Reverse-cycle split systems in living & main bedroom- NBN available- Intercom and lift access What's nearby:- Denman Village Shops- Denman Village Early Learning Centre- Morning Dew Cafe- Honeysuckle Bar- Dominos - Capital Chemist- YourGP- Club Lime- Evolving Smiles Dentist- Denman IGA- Evelyn Scott School - Charles Weston School- Denman Prospect Adventure Playground- Stromlo Forest Mountain Bike Park- Stromlo Leisure Centre and Pool Rates: \$1,723 pa Land tax: \$2,108 pa Body Corp: \$4,530 pa Living area: 83 sqm Balcony area: 22 sqm EER: 6.0