

18/2 Bamblett Rise, Denman Prospect, ACT 2611

LUTON

Apartment For Sale

Thursday, 13 June 2024

18/2 Bamblett Rise, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Kate Yates

0417676169

Offers over \$449,000

Privately positioned to capture the parkland views from the balcony, and with a lovely green vista from the open-plan living area and main bedroom, this two-bedroom, one-bathroom, two-car apartment in the boutique 'Limited Edition' complex is an ideal home for those wanting a quiet, yet contemporary bush setting. Only a short commute to the City, Belconnen and Woden town centres, you are surrounded by natural landscapes and all the outdoor activities you could want, including hiking/running on the nearby bush trails, mountain biking at Stromlo Forest Park and swimming at the Stromlo Leisure Centre! If that's not to your liking, enjoy all that is on offer at the local cafes, restaurants and shops just down the road at Denman Village Shops.'Limited Edition' offers a fully equipped gym, an alfresco entertaining area with barbeques and lush gardens, visitor parking, underground parking with two allocated side by side car spaces for the apartment, and is appointed with modern fixtures and fittings. Denman Prospect is also the home to some wonderful outdoor sculptures for those with an appreciation of artistic endeavour.

Features:

- Level two in the 'Limited Edition' complex
- Entry with floorboards, European style laundry with wash tub and washer/dryer plus instant hot water system
- Open plan living area with floorboards, double linen press, wall mounted reverse-cycle air-conditioning, double roller blinds and double-glazed sliding glass and screen door to the tiled balcony, with lovely scenic views of the opposite parkland
- Kitchen has double sink, soft-close drawers, microwave space, dishwasher, electric cooktop, oven and rangehood, tiled splashback and pantry
- Main bedroom has carpet, mirrored built-in wardrobe and double roller blinds
- Second bedroom/study has carpet, mirrored wardrobe, plantation shutters and high ceiling
- Bathroom has vanity with storage, ceiling fan/light/heater, shower and toilet
- Two side by side car spaces and storage cage
- Gymnasium in complex and visitor parking

Other Features:

- EER: 6
- Strata fees: Bi-annually: \$1,372.5 (approx.)
- Rates: \$417 p.q. (approx.)
- Complex built in: 2023
- Apartment size: 59m² Internal
- Balcony size: 9m²
- Rental Appraisal: \$470 - \$510pw
- Developer: Pod Projects