

18/68 McMichael Terrace, Denman Prospect, ACT 2611

LUTON

Townhouse For Sale

Thursday, 21 March 2024

18/68 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Annelies Bindley
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\$799,000+

Behind the unassuming entrance, prepare to be pleasantly surprised by the versatile and contemporary design of this stylish three-bedroom townhouse in Balcombe Terraces. Welcome to 18/68 McMichael Terrace- modern living in the heart of Canberra at it's finest. Located in the highly sought after and increasingly desirable suburb of Denman Prospect this residence is sure to impress. Experience modern living over approximately 145m² of living space over three floors. Enter on the top floor where you will find a compact and cleverly designed kitchen which caters to all your culinary needs. It comes complete with stone benchtops, gas cook top, microwave and dishwasher and an extra storage cupboard. A spacious dining area and living room extend from the kitchen area and out onto a well-sized balcony. For your convenience a powder room is also found on this floor. As you take the stairs down to the first floor, there are two generously sized bedrooms with built-in robes, separated by a bathroom with full height tiles and separate bath and shower. On the ground floor is the third bedroom with built-ins, extra storage under the stairs and ensuite. A second living space is on this level which opens out to a private courtyard. A European laundry discreetly tucked away in this area as well. Natural light streams into the residence through the cleverly designed lightwell. For your convenience, an allocated car spot is situated in the secure lock-up garage, as well as a secure storage cage. Turn-key ready for new owners to simply move in and enjoy, investors will also appreciate the convenient location and a current weekly rental appraisal of \$680-\$720 per week. This residence features the best in luxury inclusions and is energy efficient. With double glazed glass and solar ready capabilities, this home is sure to impress. Contact me to organise a private inspection while still available.

Features: Located in the Balcombe Terraces
Living area: 145.6m² approx. Balcony: 7.2m² approx. Courtyard: 19.5m²
Lightwell: 2.2m² Built: 2021
1 allocated car park in secure garage 3 bedrooms 2 bathrooms and powder room
Spacious balcony High quality stainless steel modern appliances Stone benchtop Full height tiles in all the bathrooms
Quality carpets in bedrooms and stairwell Reverse cycle ducted heating and cooling with wall mounted climate controller
Mirror sliding doors to built-in robes Powder room on the top floor Solar ready 3 Push home Automation European laundry Linen cupboards Visitor parking

Property Features: Construction: 2021 EER: 6 Stars Rates: \$498.97 approx. p.q
Strata fees: Breakdown Admin fees: \$735.00 approx. per 6 months Sinking fees: \$202.38 approx. per 6 months
Rental Appraisal: \$680- \$720/Week