

# 40/5 Skuta Place, Denman Prospect, ACT 2611

## Unit For Sale

Thursday, 6 June 2024



40/5 Skuta Place, Denman Prospect, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Unit**



Alexander Smout  
0421148706



Ahmad Souweid  
0262959911

**\$440,000 - \$465,000**

Situated within the highly regarded 'Vincent' complex, this one-bedroom apartment showcases modern spaces, convenient aspect, and fantastic city-edge convenience. Nestled in the heart of Denman Prospect and positioned on the third floor, this spacious apartment has plenty to offer. Inside, the open plan living and dining space encompasses the full-sized kitchen. The kitchen exudes modernity with its 'AEG' appliances complimented by sleek benchtops and plenty of storage. Towards the end of the light filled living area, the sliding doors take you out to the large balcony peaking mountain views and sighting Black Mountain Tower. The bedroom is generous in size and is inclusive of a built-in robe. High sliding doors give you separate access to the balcony. The main bathroom services the apartment adequately. You will be delighted to find that the popular Denman Shops are only a 3 minute drive away (approx.), with a great IGA, bar, cafe and other amenities on offer. A few minutes' drive and you have the comprehensive services of the Cooleman Court shopping/restaurant/sport precinct, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.\* One-bedroom, one-bathroom apartment\* 63sqm internally, 16sqm externally\* Sizeable bedroom with a built in robe and private access to balcony\* Full sized kitchen with AEG appliances, slick benchtops and plenty of storage\* Open plan living and dining area\* Large balcony\* European laundry \* Bathroom is generous in size and services the apartment adequately \* Close proximity to shops, gymnasium, restaurants and more Strata: \$483pq (approx.) Rates: \$402pq (approx.) Land Tax: \$2,174pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.