

45/44 Marie Little Crescent, Denman Prospect, ACT



2611

Townhouse For Sale

Thursday, 11 January 2024

45/44 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Steve Langford

0261821802

\$739,000+

What you see: Beaming with natural light this warm and inviting terrace offers modern, low maintenance living combined with a practical and spacious floorplan. What we see: A turn key home in a central location! See more: Three bedroom, two bathroom terrace Spacious ground floor Kitchen/living/dining Third bedroom is adaptable AEG Induction cooktop AEG oven AEG Integrated dishwasher 20mm Cesar stone bench to kitchen Marble finish splash back Flush mounted sink Balcony off living Courtyard off ground floor Multipurpose room Powder room on main floor Spacious master bedroom to top floor Ensuite to master bedroom Master with views Bedrooms two on the top floor Bedroom two features built in robes Bedroom 3/Multi purpose room Main bathroom to top floor Floor to ceiling tiles Wall hung vanities Engineered Oak timber floor in living area (Godfrey Hirst, Corsica Oak) Grey Woolen carpet to beds and stairs Double glazed windows Reverse cycle A/c ducted High ceilings Square cut cornice Tandem double car parking in secure garage Potential 3rd car space under cover Additional storage space in garage Internal access Laundry located on top floor Patch and paint undertaken throughout Steibel Electron w/wk 22h Electric hot water NBN Fiber to the premises 5 minutes walk to bus stop with rapid bus service to the city 15 minute walk to Denman Prospect shops 15 minutes walk to Molonglo River Corridor 3 minutes drive to Denman Prospect Village Shops 10 minutes drive to Coleman Court Shopping Centre 15 minutes drive to Westfield Woden Shopping Precinct 18 minutes drive to Lake Burley Griffin 18 minutes drive to Canberra City Centre Total Living: 119 sqm Courtyard: 19 sqm Balcony: 9 sqm Garage: 49 sqm Store: 6 sqm Total sqm: 202 sqm Built: 2021 EER: 6.0 Rates: \$1,968 p.a Land Tax: \$2,421 p.a Rental Appraisal: \$700 - \$750 per week Strata fees: \$2358.20 p.a Sinking fund: \$358.84 p.a Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.