

47/44 Marie Little Crescent, Denman Prospect, ACT 2611



Apartment For Sale

Friday, 9 February 2024

47/44 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 119 m2

Type: Apartment



Justin Ingram
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Jess Kercher

\$739,000+

This modern light filled two-story townhouse, nestled within the exclusive 'Elody' complex, offers a harmonious blend of low-maintenance living and serene surroundings, catering to first-home buyers, professionals, and young families alike. Designed with practicality in mind, the ground floor includes a high-quality kitchen with stone benchtop, open-plan dining and living area leading to sunny balcony, a convenient powder room, and a flexible multi-purpose room. Currently used as a third bedroom, this room could easily serve as a second lounge or spacious study. Upstairs, discover the very generously sized main bedroom with ensuite, a spacious second bedroom, and a centrally located main bathroom and European laundry. Positioned in the highly coveted Denman Prospect, at the base of Mt Stromlo, residents enjoy sweeping vistas of the Arboretum, Black Mountain, and Lake Burley Griffin. Within walking distance lies Denman Village, offering amenities such as IGA, café, chemist, and gym. Nearby conveniences include Cooleman Court, Jamison Shopping Centre, and Belconnen Town Centre, all just a short drive away.

IMPORTANT FEATURES:* High quality kitchen with integrated dishwasher, induction cooktop and stone bench* Open plan living and dining area with balcony* Double glazed windows* Engineered Oak timber flooring* Quality window treatments throughout* Oversized main bedroom with ensuite* Ducted reverse cycle heating/cooling (zoned)* Lower level garage with internal access plus remote

IMPORTANT NUMBERS:* Internal living: 119 sqm* External living: 28 sqm* Garage: 49 sqm* EER: 6.0 Stars* Rates: \$1,968 pq approx.* Land tax: \$2,421 pq approx.* B/Corp: \$2,717 pq approx.* Currently tenanted: \$710pw until March 2024

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