

# 50/26 Marie Little Crescent, Denman Prospect, ACT 2611



## Apartment For Sale

Friday, 19 April 2024

50/26 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 85 m2

Type: Apartment



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## Offers Over \$599,900

Welcome to effortless living in one of Canberra's newest up-and-coming suburbs! Imagine coming home after a long day, your journey streamlined by the unbeatable location just moments away from Woolworths Metro for all your essentials. No more struggling with groceries up endless flights of stairs – with Elody, your secure garage parking offers direct access to your doorstep, just steps away from your car. Say goodbye to the hassle and hello to convenience! Step inside Residence 50 and be greeted by the warm ambiance of beautiful engineered timber floors, inviting you into a spacious and meticulously designed interior. Indulge your culinary desires in the sleek and modern kitchen, complete with top-of-the-line AEG appliances and elegant waterfall stone benchtops. Whether you're hosting a dinner party or simply enjoying a quiet night in, the light-filled east-facing open plan living area provides the perfect backdrop for every occasion. Retreat to your own oasis of tranquility in the thoughtfully segregated bedrooms, offering privacy and comfort for you and your loved ones. With every detail meticulously crafted for modern living, Residence 50 is more than just a home – it's a lifestyle upgrade you deserve. Don't miss your chance to experience the epitome of convenience and beauty at Elody Apartments. Schedule your viewing of Residence 50 today and make your dream home a reality!\*

Access from John Gorton Drive or Marie Little Crescent

The Perks:

- Ground floor courtyard 2 bedroom apartment
- No stairs, access to the property from garage directly
- Segregated bedrooms, main with ensuite and Walk-in-robe
- Split System Air Conditioning
- Large open plan living areas
- East facing, flooded with morning light
- Timber floors throughout
- Quality AEG appliances in kitchen with dishwasher- Waterfall stone benchtop
- Washer/Dryer included in full size laundry- NBN enabled

The Numbers:

- 2020 Build by trusted Milin builders
- 85m<sup>2</sup> Living
- 36m<sup>2</sup> Courtyard
- Rates: \$487.80 per quarter
- Strata Levies: \$800.02 per quarter
- Tax: \$596.40 pq (investors only)

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.