

58/26 Marie Little Crescent, Denman Prospect, ACT



2611

Apartment For Sale

Tuesday, 23 April 2024

58/26 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



Tom Grenfell
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\$440,000+

Introducing this stunning apartment offers a lifestyle of comfort and sophistication, perfect for those seeking contemporary urban living. As you step inside, you'll be greeted by an inviting open-concept living area that seamlessly connects the kitchen, dining and living. The kitchen which looks out to your private balcony and the surrounding views is well equipped, featuring modern appliances, storage space, and a sleek stone countertop. The spacious master bedroom, filled with natural light, provides built in robes and easy access to the living area. One additional bedroom provides flexibility for guests, children, or a home office, ensuring there's space for everyone. The bathroom features contemporary fixtures and finishes, providing both style and functionality for your everyday needs. The property has recently had Magnetite windows installed throughout. This improves the comfort of a room, home or building by reducing the noise and creating a comfortable, stable indoor temperature. Magnetite allows existing windows to be converted to a double-glazed system providing the benefits of double glazing. Step outside onto your private balcony which has access from the living area. It's the perfect spot to enjoy your morning coffee or unwind after a long day soaking in the views of the surrounding area. Conveniently located just minutes away from schools, parks, transportation routes and major shopping centres just a short drive away. This home has it all. Don't miss your chance to make this property your new home in the desirable community of Denmen Prospect. Key Features: • Magnetite windows installed throughout • North East facing two-bedroom apartment • Private Balcony • Spacious master bedroom, 1 Study/bedroom. • Kitchen includes stone bench tops and stainless-steel appliances • Reverse-cycle heating & cooling • Open concept living/dining area - perfect for entertaining • Attached 1 car space with direct home entry • Euro Style Laundry • Prime location minutes from schools, parks, shopping, and highways • Quiet neighborhood in the desirable Denmen Prospect community Property Address: 58 Marie Little Crescent, Denman Prospect. Canberra. Home size: 60m² Total living space and 12m² Balcony. Strata Fees: \$680 per quarter (approx.) Land Tax (if rented): \$512 per quarter (approx.) Rates: \$391 per quarter (approx.) EER: 6.0 stars* Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.*