

62/26 Marie Little Crescent, Denman Prospect, ACT



2611

## Apartment For Sale

Friday, 1 March 2024

62/26 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Apartment



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## Offers Over \$629,000

Welcome to this charming two-bedroom apartment, offering a delightful blend of comfort, practicality and views. The living and dining areas are bathed in natural light, thanks to floor-to-ceiling windows that not only capture the sun's warmth but also frame the sweeping views and allow a gentle breeze to permeate the space. The living area also features additional built-in TV cabinetry, ensuring a clutter-free environment. An extension of your living space, the balcony offers a perfect blend of comfort and nature. Residents are treated to panoramic views that encompass some of Canberra's most iconic landmarks, including Parliament House, Black Mountain, and the National Arboretum. Sleek stone countertops complement the kitchen - with a functional layout embracing the concept of an open and airy space. Complete with a walk-in wardrobe, the main bedroom comes with a spacious ensuite featuring heated towel rails for added comfort and private access to the balcony. This balcony retreat is not just an outdoor space; it's a place to recharge and find solace. The second bedroom offers a built-in wardrobe, providing ample storage space. This bedroom also boasts private access to the balcony. A simple and functional space, the main bathroom is designed for everyday convenience with a spacious shower and vanity which provides ample storage beneath the sink. Practical and efficient laundry space - a no-nonsense area designed for the essentials of daily life. For climate control, split systems are installed in both bedrooms and the living area, allowing residents to customise their comfort levels. This thoughtful combination of stylish design, modern amenities, and views makes this two-bedroom apartment a haven of sophistication. Experience living with a perfect blend of comfort and style. Features:

- Main bedroom with ensuite and walk-in wardrobe
- Second bedroom with built-in wardrobe
- Private balcony access from both bedrooms
- Spacious main bathroom
- Modern open plan kitchen with stone countertops
- Electric cooktop
- Open plan living and dining with built-in TV cabinetry
- Split system heating and cooling
- Abundance of natural light
- Lush carpet throughout
- Practical laundry including dryer
- Blackout blinds in both bedrooms and the living area
- Secure building equipped with an intercom system
- Balcony with views of Parliament House, Black Mountain and the National Arboretum.

• 2 car spaces plus storage shed  
EER: 5.0  
Living: 82m<sup>2</sup>  
Balcony: 24m<sup>2</sup>  
Rates: \$791pq (approx)  
Strata: \$780pq (approx)