

# 67/52 McMichael Terrace, Denman Prospect, ACT 2611



## Townhouse For Sale

Thursday, 29 February 2024

67/52 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



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**\$624,000+**

This high quality, superbly designed home exudes warmth and natural light. Step inside and be immediately greeted by open-plan living with a sliding door to the outdoor terrace that allows seamless interior/exterior flow and views that are simply amazing! The kitchen is modern featuring stone benchtops, and stainless steel appliances, including a dishwasher. Upstairs is the master bedroom, which has mirrored built-in robes and stunning views. Bedroom two is of generous size and alternatively provides the perfect area to work from home. The main bathroom is spacious with floor-to-ceiling tiles and a large shower. The Symmetry community enjoys a convenient lifestyle with well-considered open space areas, shopping and lifestyle facilities close by, including Evelyn Scott School, parks for a variety of ages and an extensive cycle path network that links to broader Canberra. - Open-plan living with direct access to the outdoor terrace and amazing views- Kitchen with stone benchtops, breakfast bar and stainless steel appliances- Ample storage and pantry space provided in the kitchen design- Master bedroom with mirrored built-in robes and stunning views to the North- Spacious main bathroom with wall-hung vanities and floor-to-ceiling tiles- High ceilings providing an abundance of natural light and space - Ducted reverse cycle air-conditioning throughout, double-glazed windows- The only plan of its kind with its very own (on title) and numbered car space- Popular suburb, promising strong capital growth over the years to come Located within walking distance to Denman Village Shops with Two Before Ten Café, IGA, Club Lime, Domino's Pizza, Capital Chemist, YourGP and the popular Honey Suckle Pub. Cost breakdown Rates: \$469.44 p.q Body Corp: \$493.62 p.q Land Tax (only if rented): \$523.65 p.q Potential rental return: \$580 - \$600 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.