

# 7/112 McMichael Terrace, Denman Prospect, ACT 2611

## Unit For Sale

Thursday, 6 June 2024

7/112 McMichael Terrace, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Varun Dhand



Chayan Khurana  
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## Offers Above \$465,000

Experience modern living in this stylish two-bedroom, one-bathroom apartment with one car space, located in the desirable "Polo" complex. Positioned in an elevated location, this home offers breath-taking hilltop views and a unique, well-designed floor plan that ensures comfort and convenience. Situated in Denman Prospect, one of Molonglo Valleys' newest suburbs, this property is less than 15 minutes from the city and is close to key employment hubs in the City, Belconnen, and Woden. The "Polo" complex is ideally located at the northern end of Denman Prospect, just above Denman Village Shops, which offers an IGA, Club Lime, dental and medical centres, childcare, and a variety of specialty shops. Denman Prospect also provides numerous lifestyle benefits, such as cycling and walking tracks, parks, and open spaces for both sporting and social activities. Nearby schools include Evelyn Scott School and Charles Weston School, making it a convenient location for families.

**Property Features:**

- Climate Control: Reverse-cycle air conditioning provides year-round comfort
- Elegant Bathroom: Featuring floor-to-ceiling tiles for a touch of luxury
- Roller Blinds: Sleek, versatile window coverings offering light control, privacy, and a modern aesthetic
- Designer Kitchen: Includes ample storage, stone bench tops, and a dishwasher, perfect for the home chef
- High-end appliances: AEG cooktop, oven, and dishwasher in the kitchen
- Spacious Open Plan Design: A single-level layout that maximizes space and natural light
- Built-in Robes: Generous storage in the bedroom
- Reverse-Cycle Split Systems: Installed in both the living area and main bedroom
- Large Entertaining Balcony: Perfect for relaxing or hosting guests
- European Laundry: Equipped with a washer/dryer combo for your convenience
- Secure Parking: Includes a dedicated car space and additional storage
- Intercom Access: Ensuring security and peace of mind

**Property Details:**

- Body corporate fees: \$1067.70 per quarter (approx.)
- Council rates: \$413.00 per quarter (approx.)
- Total floor area: 66sqm (Excluding Balcony)
- Built year: 2020
- EER: 6 Stars

This modern apartment offers an exceptional lifestyle opportunity in one of Canberra's most vibrant new communities. Don't miss your chance to secure this fantastic home! Please contact us to secure this prime piece of real estate and capitalise on the unparalleled appeal of living.

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.