

77/7 Summerfield Close, Denman Prospect, ACT 2611



Apartment For Sale

Wednesday, 28 February 2024

77/7 Summerfield Close, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Apartment



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Offer over \$495,000

This brand-new apartment in Denman Prospect is a fantastic opportunity for first-time homebuyers or investors seeking an easy-to-maintain property. Whether you're a savvy investor or an owner occupier looking for a modern lifestyle, this apartment is perfect for you. As you step inside, the kitchen welcomes you with its stone benchtops, quality fixtures, ample storage, and stainless steel appliances – ideal for preparing delicious homemade meals. The living areas provide a relaxing space with views of the Brindabellas, extending to a spacious balcony. The large bedrooms offer plenty of room to unwind, positioned for privacy and featuring a built-in robe in the main bedroom, along with quality carpets. The modern bathroom showcases sleek design, quality fixtures, including a wall-hung vanity, full-height tiling, and a semi-free-standing shower screen. Noteworthy features include a split reverse cycle heating and cooling system, double glazed windows, voice intercom system, carpets in living areas, and tiled flooring in the kitchen. Car accommodation is taken care of with an allocated space in the basement. The location is a highlight, close to Denman shops with an IGA supermarket, coffee shop, Honeysuckle gastro pub, Club Lime gymnasium, chemist, and medical practice. Denman Prospect stands out with its thriving community and excellent facilities, including schools, parks, and walking trails. Available for vacant possession, this opportunity is not to be missed. Contact Rahul Mehta to discuss your property requirements before it's gone.

Summary of features:

- 2 bedrooms
- 1 bathroom
- Large entertainers balcony with incredible views
- Basement car parking & storage enclosure
- Open plan layout
- Stone benchtops
- Stainless steel appliances
- Stunning views of the Brindabellas
- Main bedroom with built-in robe
- Double glazed windows
- Split system air-conditioning
- European style laundry
- Located close to shops, schools, parks & walking trails.
- Approximately 15 minutes ride to the city centre

Key figures: (approx.) Total area: 79m² Living area: 66m² Balcony: 13m² Rental estimate: \$550 - \$565 per week Strata Levy (including sinking fund): \$2,923 Land rates: \$1,782 per annum Land tax (investors' only): \$2,157 per annum Built: 2024 EER: 6