

# 8/2 McMichael Terrace, Denman Prospect, ACT 2611



## Sold Apartment

Friday, 11 August 2023

8/2 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Jack Flynn

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**\$437,500**

Located in the heart of Denman Prospect on the ground floor of the Marlu complex, unit 8 represents size, functionality and a fantastic lifestyle. Beautifully finished and featuring double-glazed windows and sliding doors, gunmetal tapware, LED downlights, energy-efficient electric reverse cycle air conditioning and warm timber-look floors, enjoy the benefits of a newly built property without the wait. Be welcomed to something truly special with attention to detail defined instantly as you flow through the light-filled space. The living areas consist of a large open-plan lounge and dining room and an expansive private balcony - perfect for entertaining all year round or gazing out to greenery. The gourmet galley kitchen features quality Franke appliances including an induction cooktop and dishwasher, great storage, slim-line soft close cabinetry & 20mm stone benchtops with a waterfall edge - it will truly astound even the fussiest cook. Accommodation consists of one bedroom, a large study; easily used as a second or guest bedroom and one bathroom. Featuring floor-to-ceiling tiles, the main bathroom maximises the sense of space, while the wall-hung vanity adds a touch of luxury with stone top and above-counter basin. A superbly located single underground car space and storage rounds out what is sure to be a popular offering. Situated on the ground floor of the complex is the residents' entertaining area, gym and pool overlooking expansive views of the Molonglo Valley. The garden beds and covered communal deck flow through to the pool area, providing space for residents to relax and come together. Denman Prospect has proven popular with owner-occupiers and investors alike because of its location and abundance of facilities. Located within walking distance to Parkland, the local IGA, Morning Dew Café, and Honeysuckle Gastro Pub as well as offering easy access to the arterial roads connecting Canberra's various hubs. and the newly constructed Evelyn Scott School. Features Include:- One bedroom plus study or second bedroom- Bathroom with luxury inclusions- Allocated underground car space with storage cage- Intelligently designed European laundry- Double-glazed windows and sliding doors throughout - Well-equipped full-size kitchen with quality appliances- Light-filled open-plan living- Reverse cycle split system- Amenities include a swimming pool and well-equipped gym- Rental appraisal of \$490 to \$510 per week approx. EER: 6.0 Total Size: 75sqm approx. Rates: \$1,185 p.a approx. Body Corporate Fees: \$1,220 p.a approx. Year Built: 2021