

# 80a McMichael Terrace, Denman Prospect, ACT 2611



## Townhouse For Sale

Wednesday, 7 February 2024

80a McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 181 m2

Type: Townhouse



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## AUCTION 02/03/24

In the heart of the thriving Denman Prospect, a contemporary three-story townhouse stands tall, as a testament to modern living and thoughtful design, at the corner of a block of townhouses. For the homeowner, this wasn't just a residence, it was a carefully curated space where every detail echoed functionality, comfort, and style. Having purchased the property off the plan in 2019 and finally moving in two years later, the anticipation of calling this townhouse home was met with the reality of living in an unbeatable location. With local shops and eateries mere minutes away, the suburb's community centric atmosphere quickly became the backdrop of their daily life. Despite the high-density living, the homeowner marvelled at the tranquillity, noting that a pin drop could be heard on a Saturday night. The townhouse's strategic location, within walking distance of everyday amenities and public transport, added convenience to its allure. Great parks and walking trails, crowned by Mount Stromlo's breathtaking views, offered a retreat into nature just a stone's throw away. Situated on the corner of the complex, this incredible structure offers additional privacy and spacious courtyard, fit with low-maintenance landscaping. Upon entering, a bright and airy open plan concept, complete with high ceilings, draws you in. Natural lighting pools in from oversized windows, drawing your attention towards a sizeable balcony, providing a perfect nook for external entertainment and rejuvenation. The kitchen, a visual delight, boasts stone benchtops, high-end modern electrical appliances, and ample cabinetry, including a walk-in pantry concealing a hidden fridge space - a true haven for culinary creativity whilst upkeeping aesthetic modern tones. Segregated from the living space, each bedroom formed a sanctuary of rest, protected from the hustle and bustle of every-day living. With one bedroom on the lower level and three, including the master, on the upper level, the layout catered to both privacy and convenience. The homeowner cherished the thoughtful design that allowed for peaceful nights even when others were enjoying the living space. Furthering the thoughtful design, ducted reverse cycle air conditioning throughout offers year round climate control, whilst a downstairs powder room and under stair storage, in the spacious double car garage, offer additional convenience for the whole family. As the homeowner prepares to turn the page and embark on a new chapter, they reflect on the moments spent waking up to the stunning, unobstructed views across the valley, and partaking in the community events hosted throughout the years. Pepper, their cherished cavoodle, will also undoubtedly miss sunbaking in front of the large living space windows. The journey in this townhouse was more than bricks and mortar; it was a chapter filled with tranquillity, modern elegance, and the simple joys of everyday life.

**More Details:-** Corner block, Unit 52- North facing, three-storey townhouse ft. striking designed façade- Four bedrooms ft. built-in wardrobes with mirrored sliding doors- Master bedroom ft. generous built-in wardrobe & private ensuite- Fully tiled master ensuite ft. floating vanity & matte black finishes- Open plan living, kitchen & dining- Kitchen ft. modern, high-end electric Smeg appliances inc. cooktop, oven & dishwasher- Walk-in pantry to kitchen, concealing fridge for modern aesthetics- Retractable/pull-out mixer tap to kitchen & laundry- Balcony, accessible via glass sliding doors off living space- High ceilings throughout ft. downlights- Large double-glazed windows throughout ft. plentiful natural lighting- Samsung ducted heating & cooling throughout- Centrally located, fully tiled main bathroom ft. floating vanity & matte black finishes- Downstairs laundry ft. separate powder room- Feature wall panelling along each staircase- Neutral aesthetic throughout ft. natural accents- Generous, double car lock up tandem garage ft. automatic roller door & internal access- Under stair storage via garage staircase- Spacious, low-maintenance front courtyard ft. decking- Short commute to Belconnen Westfield, Canberra City & Canberra Airport- Approx. Lower Level Living Size: 63.6sqm- Approx. Upper Level Living Size: 63.6sqm- Approx. Garage Size: 54.3sqm- Approx. Total Living Size (inc. garage): 181.5sqm- Approx. Council Rates: \$554 per quarter- Approx. Strata Levies: \$597.72 per quarter- Approx. Strata Sinking Admin Fund: \$28.54 per quarter- Approx. Rental Return: \$850 - \$900 per week