

86C McMichael Terrace, Denman Prospect, ACT 2611



Townhouse For Sale

Wednesday, 12 June 2024

86C McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 4

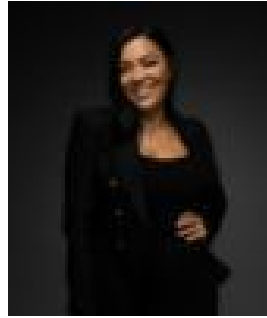
Bathrooms: 2

Parkings: 2

Type: Townhouse



Sarah Turnbull
0261821802



Eva Bono
0415668718

\$799,000+

What you see: A north facing design drenched in natural light with modern interiors and a stunning location within the Molonglo Valley. What we see: A seamless blend of sophistication and functionality. See more: Elevated positioning in the sought after Melia complex Spacious master bedroom with mirror built in robe and ensuite Generous bedrooms all fitted with built in robes Separate full sized bathroom upstairs with bathtub Timber laminate flooring throughout living & carpeted bedrooms Floor to ceiling window glass stacker doors opening to balcony North facing balcony opening from the living area Kitchen fitted with Smeg appliances Induction cooktop Walk in pantry with storage and fridge space High ceilings throughout the home Ducted reverse cycle heating and cooling throughout Double glazed windows throughout 10kw solar panels Front enclosed courtyard with street access Separate downstairs powder room Full European style laundry and linen storage Tandem garage with lockable internal access NBN Connected Walking distance from the local Denman Prospect Village Within 2 minutes walk to Denman Prospect Village Within 8 minutes walk to Ridgeline Park Playground Within 4 minutes drive to Evelyn Scott School Within 11 minutes drive to Cooleman Court Shopping Precinct Within 12 minutes drive to Australian National University Within 16 minutes drive to Canberra City Within 15 minutes drive to Mount Stromlo Upper living: 60.75m² (excluding stairwell) Lower living: 60.75m² (excluding stairwell) Garage: 52.70m² Total: 174.20m² EER: 6.0 Built: 2020 Strata: \$501.01 per quarter Rates: \$509.94 per quarter Land Tax: \$637.05 per quarter (only applicable if rented) Rental Income Estimate: \$850 - \$900 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.