

88B McMichael Terrace, Denman Prospect, ACT 2611



Townhouse For Sale

Thursday, 30 May 2024

88B McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 126 m2

Type: Townhouse



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Auction 29/06/2024

Let us introduce your new home in one of the most sought-after complexes in Denman Prospect. This private townhouse boasts modern exteriors coupled with functional interiors, providing the ideal setting for your lifestyle. The spacious layout seamlessly integrates the living, dining, and kitchen areas, creating a bright atmosphere for gatherings and entertaining. Equipped with high-end appliances, a walk-in pantry, and ample storage space, the kitchen is designed for both style and functionality, catering to your culinary needs with ease. Upstairs, a separate lounge room offers additional space for relaxation or entertainment, providing versatility to accommodate your family's activities. Three generously sized bedrooms, all featuring built-in robes, ensure comfort and privacy for every family member. The master suite comes complete with an ensuite bathroom and a Juliette balcony, offering a serene retreat for moments of relaxation. Positioned at the end of the units, this townhouse enjoys a larger courtyard at the front, providing ample outdoor space for recreation and alfresco dining. With only 52 units in the complex, enjoy the benefits of a close-knit community while still maintaining your privacy. Plus, being an end unit means only one neighbor, ensuring peace and tranquility. Experience the epitome of modern living in this prestigious townhouse. Schedule a viewing today and make this your family's new sanctuary.

Property Features Include:

- Private positioned unit in a prestigious complex
- Bright open plan living, dining and kitchen
- Modern and functional kitchen equipped with a walk in pantry, high end appliances with ample storage throughout
- Separate lounge room upstairs
- Three generous sized bedrooms all fitted with built in robes
- Master suite with an ensuite and private Juliette balcony
- Full sized laundry and powder room on the ground floor
- Positioned on the end units provides you with a larger courtyard out the front and only one neighbor
- Smaller courtyard positioned to the rear of the townhouse
- Ducted reverse cycle heating and cooling
- Secure double tandem garage with internal access
- Small complex of only 52 units
- Solar: 5kw
- Strata: \$3,864pa
- Rates: \$1,624.66pa
- Land Tax: \$2,152.76pa (Investors only)
- UV: \$114,400 (2023)
- Living: 126.60sqm
- Garage: 54.20sqm
- EER: 6.0

Close Proximity To:

- Denman Prospect Village
- Evelyn Scott School
- Charles Weston School
- Cooleman Court Shopping Centre
- Mount Stromlo and nature reserves
- Easily accessible to Belconnen, City, Woden and Tuggeranong
- Local parks
- Arterial roads, bike and footpaths

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.