

# 89/7 Summerfield Close, Denman Prospect, ACT 2611



## Apartment For Sale

Thursday, 7 March 2024

89/7 Summerfield Close, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Rahul Mehta  
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Arjun Choudhary  
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## Offers over \$495,000

This brand-new apartment in Denman Prospect offers the perfect entry level opportunity for first home buyers or an easy maintenance addition to an investor's portfolio. Whether you are a savvy investor looking for an easy-care addition to your portfolio, or you a first home buyer who wants to indulge in modern lifestyle this apartment is the perfect opportunity for you. Upon entering you are greeted by the Kitchen boasting stone benchtop, quality fixtures, ample storage & stainless steel appliances, ideal for cooking all those homemade meals to perfection. You will surely enjoy the views of the Brindabellas while relaxing in the living areas, extending unto the expansive balcony. The large bedrooms deliver ample space to come home and relax. Ideally positioned on the side of the living area for privacy, they are both well sized with a built-in robe in the main bedroom and are complete with quality carpets. The modern bathroom represents a sleek design with quality fixtures including a wall-hung vanity, full height tiling & a semi-free standing shower screen. Other notable features of the home include a split reverse cycle heating and cooling split system, double glazed windows, voice intercom system, carpets in living areas and tiled flooring to the kitchen. Car accommodation is catered for with an allocated car space in the basement. The location is a true highlight of this property, situated nearby the popular Denman shops, you will have absolutely everything you need right at hand here, including IGA supermarket, coffee shop, Honeysuckle gastro pub, Club Lime gymnasium, chemist & medical practice. Denman prospect has set a new benchmark when it comes to suburbs with a thriving community and the facilities on offer here are second to none, including schools, parks and walking trails. Available as vacant possession. This opportunity won't last long, please contact Rahul Mehta to discuss your property requirements. 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: 79m<sup>2</sup> Living area: 66m<sup>2</sup> Balcony: 13m<sup>2</sup> 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