

9/2 McMichael Terrace, Denman Prospect, ACT 2611



Sold Apartment

Friday, 1 September 2023

9/2 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Apartment



Jane Macken
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Gabby Woods
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\$435,000

Nestled within the ever-growing central hub of Denman Prospect, unit 9 in the Marlu complex offers an impressive combination of spaciousness, practicality, and an exceptional lifestyle. Thoughtfully designed and boasting a range of premium features, this unit provides the advantages of a freshly constructed property without the usual waiting period. Step into a truly extraordinary space where meticulous attention to detail is immediately evident as you move through the sunlit interior. The living spaces encompass a generously sized open-plan lounge and dining area that seamlessly connects to a sprawling private balcony – an ideal setting for year-round gatherings or simply enjoying the serene view of lush surroundings. The well-appointed galley kitchen is a gourmet's delight, equipped with Franke appliances, induction cooking, dishwasher, ample storage, and exquisite 20mm stone countertops with a gracefully cascading edge – a culinary enthusiast's dream. Accommodation comprises a master bedroom, a spacious study currently utilised as a second bedroom, and a well-appointed bathroom. The main bathroom, adorned with floor-to-ceiling tiles, exudes a sense of expansiveness, while the wall-mounted vanity adds a touch of opulence with its stone top and above-counter basin. Completing this enticing offer is a convenient single underground parking space and storage area. Situated on the ground floor of the complex, residents can enjoy access to a communal entertainment area, a fitness facility, and a pool that boasts panoramic views of the Molonglo Valley. The landscaped garden beds and covered communal deck seamlessly transition to the pool area, creating an inviting space for residents to unwind and socialize. Denman Prospect's popularity among both homeowners and investors is well-founded, attributed to its strategic location and abundance of amenities. With proximity to green spaces, the local IGA, the charming Morning Dew Cafe, and the inviting Honeysuckle Gastro Pub, as well as easy access to major roads linking Canberra's key destinations and the recently established Evelyn Scott School, Denman Prospect has become a sought-after destination.

- Double-glazed windows and sliding doors,
- Sleek gunmetal tapware
- One bedroom plus study or second bedroom
- Bathroom with luxury inclusions
- Allocated underground car space with storage cage
- Intelligently designed European laundry
- Well-equipped full size kitchen with quality appliances
- Private 15.5m² balcony
- 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. Living Size: 60m² (approx.) Balcony Size: 15.5m² (approx.) Rates: \$1,391.29 p.a (approx.) Land Tax: \$1,733.24 p.a (approx.) Body Corporate: \$422.92 p.q (approx.) Construction: 2021 (approx.)