

95/2 McMichael Terrace, Denman Prospect, ACT 2611

home by holly

Apartment For Sale

Wednesday, 12 June 2024

95/2 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 2

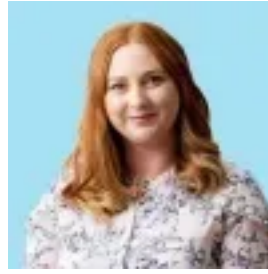
Bathrooms: 2

Parkings: 1

Type: Apartment



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\$520,000 +

We love the way the dark brick walls rise from the rustic textures of Wee-Jasper blue stone. The communal foyer, open to the world at both ends, large glass doors a powerful viewing platform onto the swimming pool and the magnificent mountainous surrounds. This gorgeous two-bedder resides on the second floor of the impressive Marlu complex, and drifts effortlessly to a spacious balcony. The interiors are a calming mix of organic tones and textures, exquisitely detailed and curated by Dept. of Design. Think soft close joinery, waterfall stone bench tops, and a palette that celebrates all the muted tones of the surrounding bush. Throw in double glazed windows and sliders, an excellent energy rating and you have the best of modern living, moments from the Woden precinct and the popular inner north. Designed by Stewart Architecture, the build employs a rich layering of texture, as Colourbond cladding meets warm timber, black steel and raw concrete. Bamboo groves soften the modern form, the sparkling waters of the pool harmonising with the epic blue skies. One imagines early morning gym sessions, revived by a few cooling laps, perhaps a coffee taking in the views out to Telstra Tower and all the beauty of the Molonglo River Corridor. There is a lovely sophistication at work and a beautiful attention to detail, from the marbled stone that lines the breakfast bar, to the patchwork of pearlescent tiles utilised in the splashback. Timber laminate flows underfoot, culminating at the ceramic flooring of the balcony, with its raw brick walls framing cut-outs of the surrounding buildings and the skyline. The whole social domain informed by light, with glass sliders that open to the fresh air of outdoors. The corner kitchen teems with storage, including two full-height pantries and banks of drawers. There are sleek appliances from Franke and sophisticated black stone worktops that waterfall to the ground. The open dialogue across the dining and living arena is key, perfect for both quiet communion and glorious celebration, spilling to balcony as the light settles and the night sky beckons. Both bedrooms are softly carpeted in rich wool, with floor to ceiling glazing's that drink in the light. The master spills to a private balcony nook, screened by small hole perforated metal - a contemplative spot, perfect for a cradling a morning cuppa, imagining the day ahead. There is a walk-in-robe for effortless storage and a stunning ensuite bathroom. The second bedroom sits adjacent to a family bathroom and the internal laundry. Both bathrooms are beautifully finished in floor to ceiling tiling, the colour of slate with a fine tracing of grain. There are also large timber vanities gifting excellent storage, elegant counter top basins and epic shower spaces. The apartment is an easy stroll to Denman Village, offering a vibrant mix of shopping, eating and services. Local favs include Morning Dew Café for great coffee and Honeysuckle for a family friendly dinner and a glass or two. Movie nights, master classes, yoga and regular food pop-ups are some of the ways community is routinely fostered. There are fabulous parks close to hand, with loads of creative children's play equipment. Beautiful walking, biking and equestrian trails meander through the breathtaking scenery of Mount Stromlo including the incredible Stromlo Forest Park and Lower Molonglo Nature Reserve. The Woden precinct is not far, and it is a mere 16 minutes to the CBD by car. features..sumptuous two-bedroom apartment in peaceful Denman Prospect. housed on the second floor of the impressive Marlu Complex. architect designed, modern build utilising beautiful blue stone, timber and concrete. ground floor gymnasium and open air swimming pool with entertaining deck and stunning views of the mountain ranges. living, dining and kitchen arranged in an open plan, drifting to balcony. soothing organic palette with a layering of textures and organic tones. contemporary kitchen with waterfall stone benchtops, breakfast bar seating, banks of soft close cabinetry and quality appliances from Franke. master bedroom with drift to balcony, walk-in-robe and ensuite bathroom. second bedroom with built-in-robe. generous second bathroom. separate laundry with Fisher & Paykel dryer and Esatto front loading washing machine. 100% NZ woollen carpets to both bedrooms. easy-care timber laminate flooring to social domain. Parisi tapware. roller blinds. RC heating and cooling. secure parking with storage. secure intercom access. walking distance to Denman Village shops and restaurants. surrounded by green spaces and playgrounds including Stromlo Forest Park, Molonglo River Corridor and the National Arboretum. close to the National Zoo and Aquarium, Royal Canberra Golf Club, Woden precinct and a mere 16 minutes to the CBD by car. FINE DETAILS (all approximate): EER: 6.0 Built: 2022 Living size: 78 m2 Balcony: 17 m2 Total: 95 m2 Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$1,308.75 pq Sinking: \$103.48 pq Total: \$1,412.23 pq 139 units in complex Rental estimate \$540 to \$590 per week.