

# 41/5 Skuta Place, Denman Prospect, ACT 2611

STONE

## Apartment For Sale

Wednesday, 3 July 2024

41/5 Skuta Place, Denman Prospect, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jess Doolan  
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**\$429,000+**

Immerse yourself in stylish modern charm and convenience in this apartment, where modern design meets practical living in one of the most desired suburbs in the Molonglo Valley! Welcome yourself into an open-plan living area that serves as the heart of the home, offering a versatile space that effortlessly combines the kitchen, dining, and lounge areas. The sleek kitchen features contemporary appliances and ample counter space, making meal preparation a delight. The living area extends to a private balcony, providing a tranquil outdoor retreat. Thoughtfully designed for comfort and convenience, this apartment is an ideal choice for those seeking a stylish and low-maintenance lifestyle. Located in a peaceful yet developing neighbourhood, you'll have access to local cafes, shops, and public transport. This apartment is also a fantastic investment opportunity, currently leased at \$535 per week until Feb 2025.

**Features Overview:-** Single level floorplan- Selling fully furnished- Located near Denman Village Shops for shops, supermarkets, cafes, transport options and other amenities- Bus stop opposite the complex with routes direct to the city - NBN connected with Fibre to the Premises (FTTP)- Age: 4 years (built in 2020)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 62 sqm- Balcony: 16 sqm- Total residence: 78 sqm Prices:- Strata levies/Community title: \$774 per quarter- Rates: \$402 per quarter- Land Tax (Investors only): \$486.63 per quarter Inside:- Open-plan living area- Island kitchen layout with quality fixtures and fittings- European laundry- Large master bedroom with floor to ceiling sliding doors and sheer curtains- Reverse cycle heating and cooling system to living area- Main bathroom well appointed and functional Outside:- Apartment-wide balcony accessible from living area and bedroom Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.