

**G05/40 Trinca Street, Denman Prospect, ACT 2611**

**Sold Apartment**

Thursday, 10 August 2023

**Canberry.**

*Live Where You Love*

G05/40 Trinca Street, Denman Prospect, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Mathew Kocic  
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**\$445,000**

What you'll love...Welcome to spectacular living in the heart of Denman Prospect. This stunning apartment boasts modern architecture and quality finishes that will have you impressed. From the moment you step inside, you'll be greeted by an open-plan living space that seamlessly blends style and functionality. A corner kitchen sits at the hub of the home, featuring stainless steel appliances and ample storage space. The spacious bedroom comes complete with built-in wardrobes, ensuring plenty of room for all your belongings while the bathroom features sleek fixtures and fittings, and a frameless shower. Step outside onto your private balcony and take in the breathtaking views of Denman Prospect. With undercover parking is available, you can rest assured knowing your vehicle is always safe and secure. This property is perfect for first home buyers looking to enter the market or investors seeking a lucrative opportunity. Singles and young couples will also appreciate this property's prime location within walking distance to local amenities. At a glance...- Smart one-bedroom unit- Functional floor plan with contemporary finishes- Good sized bedroom segregated from living area- Generous sized kitchen with plenty of bench and storage space- Main bathroom with shower, vanity and toilet- European laundry- Reverse cycle split-system- Single carport

**Love The Location...**- Within 3 minutes' drive to the Denman Village Shops- Within 5 minutes' drive to the Stromlo Forrest Park- Within 16 minutes' drive to the Canberra CBD

**Property details...**Living: 60sqm Balcony: 14sqm Total Size: 74sqm Built: 2023 EER: 6.0 Body Corporate: \$627pq (approx. both administration and sinking fund included)

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