

3/59 McMichael Terrace, Denman Prospect, ACT 2611



Townhouse For Sale

Tuesday, 2 July 2024

3/59 McMichael Terrace, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 141 m2

Type: Townhouse



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Auction

Auction Location: In Room Auction | LJ Hooker Canberra City Auction HQ Discover modern living in the heart of Denman Prospect with this exquisite townhouse. Perfectly designed for families and professionals alike, this residence combines style, functionality, and comfort in one elegant package. This townhouse features 3 spacious bedrooms plus a dedicated study space and additional a living room upstairs. With 3.5 well-appointed bathrooms, convenience and luxury are at your fingertips. The secure double garage provides ample storage and parking, ensuring your vehicles are protected. The expansive 141m² of thoughtfully designed living space offers a seamless flow between rooms. On the ground floor, the open plan living and dining area merges effortlessly with a modern kitchen equipped with high-quality appliances. A bedroom with an ensuite and additional access to the rear courtyard with a separate powder room add convenience and privacy. The rear courtyard, perfect for outdoor dining and leisure, extends your living space into the outdoors. Upstairs, you'll find two additional bedrooms, one with its own ensuite and walk-in closet, providing ultimate comfort and privacy. A spacious study offers a quiet retreat for work or hobbies, while the cozy lounge area is perfect for unwinding. The outdoor area provides a private sanctuary for relaxation or entertainment. HighGround's architectural vision emphasises broad views from every residence, incorporating expansive communal areas and lush greenery. Each home in this complex feature carefully selected materials, making the interiors feel rich and inviting, and creating a sense of luxury that's easy to enjoy. The thoughtful layouts prioritise liveability and efficiency, flooding living spaces with sunlight and ensuring excellent cross-ventilation. Be a part of this vibrant community with access to public open spaces and essential amenities. Explore nearby parks, take leisurely walks, or immerse yourself in the lively local scene. The appeal of this townhouse extends beyond its walls to the convenience of local cafes, shops, and public transport, all just a stroll away, simplifying your daily errands. Seize the opportunity to own a practically brand-new home in Denman Prospect—it's the perfect starting point for the next chapter of your life, promising a carefree and modern lifestyle.

Features: Development: HighGround Project by Mather Architecture and Elevated Living Double glazed windows Ducted reverse cycle air conditioning North facing with views to Molonglo Valley Induction cooktop Externally ducted rangehoods Fisher & Paykel appliances Stone benchtop Custom joinery Colour matched trims and kicks Surface mounted downlights High ceilings Large outdoor areas Electric hot water unit Full height tiling in bathroom European laundry NBN-FTTP Pet friendly Double car carport Walking distance to the future Denman Prospect School A short stroll away you will find- My GP at Denman Prospect, Capital Chemist, Enhance Healthcare, Evolving Smiles, Denman village IGA, Cafes, Dominos, Club Lime, community centre, Denman village early learning centre, and Ridgeline Park

Essentials: EER: 6141m² of living 60m² outdoor area (approx.) Rates: \$2,289.94 per annum (approx.) Land Tax (investors only): \$1,629.89 per annum (approx.) Strata: \$1,314.97 p.a. (approx.) Rental estimate: \$730-\$770 per week Age: 1 year (built in 2023)