

**4/92 McMichael Terrace, Denman Prospect, ACT,  
2611**



**Unit For Sale**

Thursday, 5 September 2024

4/92 McMichael Terrace, Denman Prospect, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## The perfect place to call home.

### What you see:

North-facing courtyard home on ground level

### What we see:

Stylish, well-appointed and the perfect lifestyle

### See more:

Open plan, north facing kitchen, living and dining offering spacious entertainment options

Flow from indoor to outdoor living

Large floor to ceiling windows, with double doors out to large tiled courtyard

Partially covered courtyard with north facing sunlight, ideal for year round entertaining

Quality sheer and block-out curtains

Double-glazed windows throughout

Timber flooring throughout living areas

AEG appliances – including Induction cooktop

Externally ducted range hood

Reverse cycle heating and cooling

Two large bedrooms with natural light

Double wardrobes in both bedrooms with mirrored doors, hanging and shelving space

Main bedroom with ensuite bathroom

Both privacy and block out double floor to ceiling roller blinds to bedroom windows

Under floor heating in both bathrooms

Tiled European laundry with room for washer and dryer, plus storage

Instant hot water system

Street level access

A 2-minute walk to Denman Village and situated within a short walk to 3 major playgrounds

Shops include - gym, doctors, gastropub (owned by two before ten), Supabarn, cafe (two before ten), takeaway pizza, dentist, chiropractor, chemist, community centre and child care

Short walk to local primary and high school

Allocated car space with large Colourbond enclosed storage cage

Small complex (38 properties), with high owner occupier rate

Built by Core Developments

Designed by Stewart Architecture

Art-Deco inspired design, with high street appeal

Landscaped gardens and common areas

Within 2 minutes walk to Denman Prospect Village

Within 8 minutes walk to Ridgeline Park Playground

Within 4 minutes drive to Evelyn Scott School

Within 11 minutes drive to Cooleman Court Shopping Precinct

Within 12 minutes drive to Australian National University

Within 16 minutes drive to Canberra City

Within 15 minutes drive to Mount Stromlo

Living: 85m<sup>2</sup>

Courtyard: 25m<sup>2</sup>

Built: 2019

EER: 6.0

Strata: \$703 per quarter

Rates: \$441 per quarter

Land Tax: \$567 per quarter

Rental assessment: \$590-620 per week

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