

# 53/5 Skuta Place, Denman Prospect, ACT, 2611

## Unit For Sale

Thursday, 18 July 2024



53/5 Skuta Place, Denman Prospect, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## Stunning light filled apartment

Beautifully elevated and filled with natural light, this stunning home offers sweeping views across Molonglo. The generous open plan design offers the best in apartment living with a north facing living and dining area opening out to a balcony, providing amazing views of a roof top garden and beyond. The well equipped kitchen has an abundance of bench space with equally good storage plus a large island bench with breakfast bar and waterfall stone benchtop. The AEG appliances include an electric oven and cooktop, built in microwave and dishwasher.

Accommodation includes 3 good sized bedrooms, the main with a large ensuite with double vanity and built in robe. The other bedrooms also have built in robes and the third bedroom opens out to its own private balcony. Other features include ducted reverse cycle heating and cooling, a European laundry with Artusi washer/dryer, linen cupboard plus an oversize double lockup garage.

Perfectly positioned to have you in Canberra's City Centres in moments whilst having all of your daily needs at your doorstep, "Vincent" enjoys all the lifestyle benefits of living in the Molonglo Valley such as cycle and walking tracks, with plenty of parks and open spaces for sporting and social activities.

### Features:

- North facing living and balconies
- Views across Molonglo
- Large kitchen with island bench and breakfast bar
- AEG appliances
- Dishwasher
- Ducted range hood
- Built in microwave
- Hardwood floors
- Dual Holland blinds
- Ducted reverse cycle heating/cooling throughout
- Artusi washer/dryer
- Instant electric hot water system
- Large side by side double lock up garage with room for storage
- FTTP NBN

### What's nearby:

- Denman Village Shops
- Denman Village Early Learning Centre
- Morning Dew Cafe
- Honeysuckle Bar
- Dominos
- Capital Chemist
- YourGP
- Club Lime
- Evolving Smiles Dentist
- Denman IGA
- Evelyn Scott School
- Charles Weston School
- Denman Prospect Adventure Playground
- Stromlo Forest Mountain Bike Park
- Stromlo Leisure Centre and Pool

EER: 6.0

Living Area: 120m<sup>2</sup>

Balcony: 15m<sup>2</sup>

Rates: \$1,929 pa (approx)

Land Tax: \$2,537 pa (approx)

Body Corporate: \$6,145 pa (approx)