

**19/68 McMichael Terrace, Denman Prospect, ACT,
2611**



Apartment For Sale

Friday, 25 October 2024

19/68 McMichael Terrace, Denman Prospect, ACT, 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Alexander Smout
0421148706

Low-Maintenance Terrace Living

Meticulously designed by award-winning architect DNA, this two-bedroom dual-level town home embodies luxury and comfort. Located within the highly regarded Balcome Terraces and desirable Denman Prospect. The façade of this home maximizes aspect and privacy whilst showcasing spectacular views of the surrounding valley and allowing natural light to flow throughout the interiors.

Upon entering the home, you are immediately greeted by your sizable kitchen inclusive of ample storage, a solid composite stone bench top, feature tiles, modern appeal and terrific practicality. Further into the home, you enter your sizable living and dining space, offering gorgeous valley outlooks and a sizable balcony, presenting the perfect place to unwind or enjoy your morning coffee. A powder room on this level is convenient for guests.

Stepping down, you enter your accommodation level where you will find two spacious bedrooms, both enjoying wardrobes. The primary bedroom opens up to the courtyard which allows for the lovely morning sun to be enjoyed whilst the second bedroom holds access to a lightwell which carries out through both levels and provides the perfect space to showcase your plants. A sizable bathroom accommodates the home, being large in size and of modern appeal.

You will be delighted to find that the popular Denman Shops are only a 350 metre walk away, with a great IGA, bar, café and other amenities on offer. A few minutes' drive and you have the comprehensive services of the Coleman Court shopping/restaurant/sport precinct, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.

- * Two-bedroom, one-bathroom, plus powder room town home
- * Located in the highly regarded Balcombe Terraces
- * High quality kitchen with gas cooking, dishwasher and plenty of storage
- * Spacious open plan dining and living room spills out to a large balcony
- * Quality sheers throughout
- * Privately allocated car park in secure garage
- * Full-height tiles in bathroom
- * Reverse cycle ducted heating and cooling with wall mounted climate controller
- * 3 Push home automation
- * European laundry
- * Visitor parking
- * Close proximity to shops, gymnasium, restaurants and more

Strata: \$542pq (approx.)

Rates: \$1,922pa (approx.)

Land Tax: \$2,497pa (approx.)

EER: 6.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.