

# 3/2 Bamblett Rise, Denman Prospect, ACT, 2611

## Apartment For Sale

Thursday, 24 October 2024



3/2 Bamblett Rise, Denman Prospect, ACT, 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Limited Edition lifestyle in a great location.

An incredible opportunity to secure a modern apartment in Denman Prospect, suited to buyers looking for a high-end but low maintenance home with the bonus of an easy lifestyle. Conveniently located within moments from local shops, cafes, and Molonglo's nature trails.

### FEATURES

- Ground floor apartment with quality finishes
- Near new with construction completed 2023
- Hybrid flooring
- High ceilings and open plan living
- Floor-to-ceiling double glazed windows
- Floor-to-ceiling bathroom tiling
- Bathroom with rain shower
- Kitchen with waterfall stone bench top
- Westinghouse stainless steel appliances
- Induction cooktop for faster cooking
- Fujitsu reverse cycle split system (still under warranty)
- European laundry with new Electrolux washer/dryer (never used)
- Large private outdoor terrace
- Single basement car park and storage cage
- Complex gym and communal alfresco BBQ entertaining area with views
- Complex parcel delivery locker
- On site visitor parking (21 spaces)
- Pet-friendly complex
- Walking distance to Denman Prospect Village Shops and Club Lime gym
- Short drive to Stromlo Leisure Centre and surrounded by numerous nature trails and parks

### WHAT THE SELLERS LOVE ABOUT THE HOME

1. Hosting summer cocktails on our private terrace.
2. Walking to the local cafe on a weekend morning.
3. Being able to drive just 12 mins to the City centre.

### STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 51m<sup>2</sup>

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

Construction: 2023

Rates: \$415 per quarter

Land Tax: \$516 per quarter (only applicable if not primary residence)

Strata Levies: \$1,139 bi-annually (admin + sinking fund)

No. Units in Complex: 84

Rental Range: \$470 - \$500 per week