

30/40 Trinca Street, Denman Prospect, ACT, 2611



Apartment For Sale

Tuesday, 21 January 2025

30/40 Trinca Street, Denman Prospect, ACT, 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Ready for you to call home!

Experience the perfect blend of urban elegance and practicality in this stunning residence!

Featuring stylish tiles throughout, split systems in both the living area and bedroom, and light-filled interiors, this home is designed for comfort and sophistication. The gourmet kitchen, complete with premium Fisher & Paykel appliances, is a chef's dream. Enjoy meals in the dining area or relax on the North-West facing balcony, with two outdoor spaces providing endless options for entertaining.

The separate laundry includes a Fisher & Paykel dryer for added convenience, while the bathroom offers a spa-like retreat with a luxurious rainfall showerhead and a flexible hand shower. An energy-efficient electric instantaneous hot water system ensures a steady supply of hot water.

Located just a pleasant walk from the vibrant Denman shops and the exciting future Molonglo Centre, this property offers unparalleled convenience without compromising on tranquility. To top it off, the low body corporate fees make this dream lifestyle even more achievable!

- Boutique development with only 50 units
- Separated strata accounts for townhouses and apartments
- Ducted range hood
- Soft closing drawers & cupboards
- Split system heating/cooling to living and bed room
- Fisher & Paykel cooktop, oven, and dryer
- 2 outdoor areas
- Separate laundry
- Balcony aspect North-West
- Views to mountains and Black Mountain Tower
- Electric instantaneous hot water system
- Rainfall shower head and hand shower

Essentials:

- Strata: \$1,796 p.a. (approx.)
- Rates: \$1,545 p.a. (approx.)
- Land tax: \$2,005 p.a. (approx.) investors only
- Rental estimate: \$480 - \$500 p.w. (\$24,960 - \$26,000 p.a.)
- Building completion: 2023
- Living space: 61sqm
- Outdoor space: 14 + 11 = 25sqm
- EER: 6

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.