

# 77/2 McMichael Terrace, Denman Prospect, ACT, 2611



## Apartment For Sale

Wednesday, 20 November 2024

77/2 McMichael Terrace, Denman Prospect, ACT, 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## THE STORY...

Situated in the thriving heart of Denman Prospect, this contemporary one-bedroom apartment with an added study was originally purchased as an investment property, carefully selected for its ideal location and strong rental potential. Today, it's more than just an investment – it's a space that embodies convenience, style, and a sense of community that instantly feels like home.

Upon stepping inside, you're welcomed by a spacious, sunlit layout that flows seamlessly from one area to the next. Beautiful floating timber flooring leads the way through the open plan living and dining space, where natural light pools in through glass sliding doors, illuminating the entire room. These doors open to a private balcony – an intimate spot that's perfect for morning coffee rituals or unwinding with a cold beverage as the evening sets in.

The kitchen, a central feature of the home, offers both form and function. With pristine white cabinetry and chrome-cast gold tapware, it's an elegant yet practical space designed to cater to all culinary adventures. Beyond the visual appeal, it's equipped with high-quality appliances, including a 4-burner electric cooktop, built-in oven, and dishwasher, plus adjacent to the space, a cleverly concealed European laundry, blends utility with style.

As you retreat to the bedroom, you'll find a sanctuary designed for rest and relaxation, featuring a built-in wardrobe that offers ample storage. With direct access to the balcony, the bedroom extends the experience of open-air living, enhancing the comfort and tranquillity of the space. The sizeable study adds versatility, making it ideal for those working from home or looking for a quiet space to focus, read, or host visiting friends.

Throughout the home, the finishes are carefully chosen to enhance the sophisticated feel, especially in the fully tiled bathroom. Accents like the floating vanity with a circular basin, neutral wood cabinetry, and chrome cast finishes add a timeless elegance to the room, making it a peaceful retreat.

Beyond the apartment itself, the secure 'Marlu' complex offers a suite of amenities that elevate daily life. From the well-equipped gym and swimming pool to secure parking with additional storage, everything you need is at your fingertips. For the social and adventurous, the location is unbeatable. Denman Prospect's local shops, charming cafes, the popular Honeysuckle Pub, and gym are all a short stroll away. Weekends can be spent exploring Mount Stromlo's renowned mountain bike trails or enjoying a quick drive into Canberra's bustling CBD and government precincts, making this apartment ideal for young professionals, first-time buyers, or investors.

Having been a reliable rental property, this apartment now eagerly awaits its next chapter – whether as a first home for those looking to step into ownership or as an enduring addition to a savvy investor's portfolio. This modern apartment offers more than just a place to live; it's a canvas of possibility, where comfort, community, and lifestyle come together beautifully, inviting its next owner to build new memories in a space that feels just right from the moment they arrive.

**\*\* Currently tenanted at approx. \$510 per week on a fixed term lease until 25/08/2025\*\***

### More Details:

- Situated within the secure 'Marlu' complex ft. RFID swipe access
- Complex ft. well-equipped gym & swimming pool
- Master bedroom ft. carpet, built-in wardrobe & direct access to private balcony
- Sizeable study ft. carpet (can be utilised as a second bedroom)
- Open plan living, kitchen & dining area ft. plenty of natural light, beautiful floating timber flooring & A/C unit
- Kitchen ft. feature splashback, 4-burner electric cooktop, built-in electric oven, dishwasher & stainless-steel sink
- European style laundry
- Fully tiled bathroom ft. floating vanity, circle basin & chrome cast tapware finishes
- Private undercover balcony accessible via living space & master bedroom

- Secure designated single car space with storage cage
- Located at the foot of Mount Stromlo ft. incredible mountain bike trails
- Within walking distance of public transport including 'Holborow Primary' bus route at building entrance
- Approx. 350m walk to local Denman Prospect Shops including local GP, supermarket, Morning Dew Cafe, Honeysuckle Pub & gym (according to Google Maps)
- Approx. 11 minute drive (off-peak) to Canberra CBD (according to Google Maps)
- Approx. 14 minute drive (off-peak) to the Parliamentary Zone & Government Offices of Barton (according to Google Maps)
- Approx. 15 minute drive (off-peak) to Canberra Hospital (according to Google Maps)
- Year Built: 2022
- EER: 6 stars
- Approx. Living Size: 50 sqm
- Approx. Balcony Size: 11 sqm
- Approx. Council Rates: \$1667.08 per annum
- Approx. Strata Admin Rates: \$767.91 per quarter
- Approx. Strata Sinking Fund: \$282.69 per quarter
- Approx. Land Tax (if rented): \$518.63 per quarter
- Approx. Rental Return: \$500 per week