

**132/2 McMichael Terrace, Denman Prospect, ACT,  
2611**



**Townhouse For Sale**

Thursday, 9 January 2025

132/2 McMichael Terrace, Denman Prospect, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## North-facing townhome with breath-taking views

Seamlessly combines generous spaces with a contemporary design, this modern townhome is offering a warm and inviting atmosphere. With all living areas, bedrooms and courtyard facing north, the home is bathed in abundant natural light throughout the day with breath-taking views.

On the ground floor, a charming courtyard invites you to entertain guests or unwind yourself after a long day, while the secure side-by-side double garage with internal access ensures convenience and peace of mind. Air-conditioning in the living spaces and bedrooms, along with double-glazed windows and sliding doors, guarantee year-round comfort.

The kitchen is a chef's delight, featuring waterfall-edge stone benchtops and premium Franke appliances, including a gas cooktop. Stylish bathrooms with stone-top vanities, above-counter basins, and Parisi tapware add a touch of luxury. The master bedroom situates on the ground floor which boasts courtyard access, a spacious walk-in robe, and an ensuite. Upstairs, two additional bedrooms with sizable north-facing windows offer elevated views of the ponds, natural greens and Denman North.

One of the standout features of this lifestyle townhome is exclusive access to a north-facing lap pool and gym. These amenities not only offer an elevated view of Denman North but also create a serene and resort-style ambiance, perfect for relaxation and staying fit.

Located within walking distance of Denman Shops, this stunning townhome combines functionality, quality construction and a prime location. It is truly an exceptional opportunity to make it yours.

### FEATURES:

- North-facing courtyard, living and all bedrooms
- Open plan living, dining and kitchen
- Powder room on the ground level
- Double-storey floor to ceiling front glass door
- High end appliances featuring a gas cooktop, electric oven, dishwasher
- Waterfall island bench
- Master bedroom features a walk-in-robe and ensuite on the ground floor
- Double-glazed windows
- Floor-to-ceiling sliding door to courtyard
- Spotted Gum Vinyl Flooring
- Wilberforce Braided River Carpet (100% Pure New Zealand Wool)
- Block-out roller blinds
- Sheer curtains
- 4 x AC split systems
- Resort-style pool and gym access
- Side-by-side double garage with internal access
- Situated around great walking trails
- Developed by Core Development
- Designed by Stewart Architecture
- Interiors by Dept. of Design

### PROXIMITY:

- Mount Stromlo
- Stromlo Forest Park
- Stromlo Leisure Centre
- Evelyn Scott School
- Charles Weston School

- Denman Village Park
- Ridgeline Park
- Craven's Rise Park
- Ruth Park
- Glasswing Park
- Denman Village Shops
- Coombs Shops
- Woolworths Metro

STATISTICS (all measures/figures are approximate):

- Home size: 156.50 sqm (living: 117.50 sqm + garage: 39.00 sqm)
- Outdoor courtyard: 28.50 sqm
- Rates: \$482.57 pq
- Strata: Admin: \$1,040.51 pq (\$760.54 pq + Sinking: \$279.97 pq)
- Rental appraisal: \$700.00 - \$730.00 per week
- EER: 6.0 stars