

4/61 McMichael Terrace, Denman Prospect, ACT, 2611

Townhouse For Sale

Thursday, 24 October 2024

4/61 McMichael Terrace, Denman Prospect, ACT, 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse

Contemporary Living at Its Finest

Positioned in the heart of Denman Prospect, this north-facing townhouse embodies modern luxury and functional design. Located on the end of the row, this home has no neighbours to one side and is perfect for families, professionals, or investors, this nearly new home offers a seamless blend of elegance, convenience, and comfort.

As you step into this thoughtfully designed townhouse, you're greeted by an expansive open-plan living and dining area that effortlessly flows into the gourmet kitchen. Equipped with high-quality Fisher & Paykel appliances, an induction cooktop, and sleek stone benchtops, the kitchen is perfect for casual meals and dinner parties. There is also a bedroom with an ensuite on the ground floor, with direct access to a rear courtyard.

Upstairs, 2 additional bedrooms provide plenty of space, with the master suite boasting its own ensuite and walk-in robe. An additional living area and study space on this level create the perfect environment for relaxation or remote work, while the spacious layout ensures privacy and comfort for all family members.

Designed with energy efficiency and year-round comfort in mind, this home features double-glazed windows, ducted reverse cycle air conditioning, and high ceilings, ensuring natural light fills the space. The large outdoor areas provide an ideal setting for entertaining or enjoying the tranquil views of Molonglo Valley.

Living in Denman Prospect means you're part of a vibrant community with access to public open spaces, parks, local cafes, shops, and schools just a stroll away. With everything you need just around the corner, including Denman Village Supabarn and Club Lime, this townhouse offers both a peaceful retreat and convenience at your fingertips.

Features of this home include:

- North-facing townhouse with expansive views of Molonglo Valley
- 141m² of living space across two levels
- Open-plan living and dining area with abundant natural light
- Gourmet kitchen with Fisher & Paykel appliances, induction cooktop, and stone benchtops
- Ground floor bedroom with ensuite and courtyard access
- Master bedroom with ensuite and walk-in robe
- Additional upstairs bedroom, living room, and study space
- Large outdoor areas perfect for entertaining
- Double-glazed windows and high ceilings for energy efficiency
- Ducted reverse cycle air conditioning for year-round comfort
- European laundry and electric hot water unit
- NBN connected
- Double garage
- Located near future schools, parks, shops, and public transport

Key Figures:

- EER: 6.0
- Living Area: 141m²
- Outdoor Area: 66m² (approx.)
- Age: 2023
- Development: High Ground
- Developer: Elevated Living
- Rates: \$590 per quarter (approx.)
- Strata Levies: \$930 per quarter (approx.)
- Land Tax (investors only): \$410 per quarter (approx.)
- Rental Estimate: \$740 - \$780 per week

This beautifully designed townhouse offers the perfect blend of style, convenience, and modern living. Whether you're looking for a family home or an investment, this home promises a lifestyle of comfort in the heart of Denman Prospect.

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.