

**9/56 McMichael Terrace, Denman Prospect, ACT,
2611**



Townhouse For Sale

Thursday, 19 December 2024

9/56 McMichael Terrace, Denman Prospect, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tom Wiggins

Elevated position with panoramic mountain views.

What you see:

Townhouse living at its best. Elevated position, north-facing aspect and natural light throughout, underpinned by a low-maintenance lifestyle.

What we see:

All the benefits of modern living with a lock up and leave lifestyle, allowing you more time for the things that matter.

See more:

Elevated north-facing residence featuring mountain and pond views

Kitchen featuring stone benchtops and ample storage

Appliances include Fisher & Paykel electric cooktop, oven and dishwasher

Master bedroom features built-in robe and ensuite

Additional two bedrooms include built-in robes and direct access to bathroom

Bathrooms feature floor-to-ceiling tiles and wall-mounted vanities

Quality window furnishing throughout

Separate powder room

Laundry room

Zoned ducted reverse cycle heating and cooling

6.6kw Solar system

Private and manicured front courtyard

Double-car garage with internal access

Designed by Stewart Architecture

Built by Nikias Diamond

Private and central location within walking distance of shops and parks

Priority enrollment area for Evelyn Scott School, Evelyn Scott School High School and Canberra College

Within a 8 minute walk to Denman Village Shops

Within a 12 minute drive to Cooleman Court

Within a 14 minute drive to Evelyn Scott School and High School

Within a 15 minute drive to Canberra College

Within a 16 minute drive to City CBD

Total under roof area: 159m²

Balcony: 11m²

Courtyard: 22m²

Built: 2022

EER: 6.0

Rates: \$2,168 p.a

Land tax: \$2,849 p.a

Body corporate: \$3,317 p.a

Rental appraisal: \$690 - \$740 p.w

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