



23/2 Eureka Way, Denman Prospect

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## Live In One Of Canberra's Best Suburbs At Melia!

Welcome to this exclusive four bedroom townhouse, located in a prime, elevated position in the state-of-the-art suburb of Denman Prospect. Generously sized bedrooms, full sized bathrooms, ensuite, powder room, walk-in pantry, German-Engineered appliances and a two car garage with internal access.

Modern yet ageless. Melia will truly be a home that looks great for years to come.

Melia offers a fulfilling lifestyle, close to nature, local shops, cafes and parklands. Embrace the comfort of living in this ideal location, just a 100 metre stroll from the local shops. Frequent the cafe, pick up some groceries or run errands with ease. It is a rare opportunity to be so close to the city and at nature's doorstep.

Features include:

- Modern fittings throughout
- Double glazed windows
- Balcony off living and open plan kitchen
- Frameless glass shower screens
- Wall hung vanity units, loads of storage

### FOR RENT

Please Call

### AGENTS

Jenna Cattanach

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### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- High-end tapware and fittings
  - Smeg appliances
  - Butler's pantry with hidden fridge cavity
- No current EER

This property complies with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

**Suburb Snapshot:**

"Denman Prospect is a suburb currently under development in the Molonglo Valley district of Canberra, located within the Australian Capital Territory, Australia. It is named in honour of Lady Denman GBE, the wife of the fifth Governor-General of Australia, The Right Honourable The Lord Denman GCMG KCVO PC"

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

**PETS:**

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

**RENTING BOOK:**

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

**MORE DETAILS**

Property ID	2EGYFHK
Property Type	Apartment
Including	Ducted Cooling Ducted Heating Toilets (1) Dishwasher Floorboards Built-in-Robes Fully Fenced

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