

## Denman Prospect, 48/2 McMichael Terrace

### Contemporary Living

Designed to visually fit into the surrounding context and landscape beyond, Marlu has a wonderful northern frontage overlooking Molonglo Valley and Black Mountain.

Materials and appliances have been selected for elegance and functionality to enable beautiful, easy living all year round. The contemporary kitchens comprise soft-close joinery, stone benchtops with a waterfall edge and Franke appliances, including induction cooking.

The apartments have excellent energy efficiency ratings and include double glazing to windows and sliding doors. Floor-to-ceiling bathroom tiles maximise the sense of space, while the vanity adds a touch of luxury with stone tops and above-counter basins.

Elevated on Top Level is the residents' entertaining area, gym and pool. The garden beds and covered communal deck flow through to the pool area, providing space for residents to



**For Lease**  
\$590 Per Week

**View**  
By Appointment

**Contact**  
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**Disclaimer:** 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.

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

relax and come together.

Features include:

- Renowned local builder and developer
- Located in one of Canberra's most desirable suburbs
- Access to pool and gym
- Timber vinyl flooring (high quality, low maintenance)
- 100% New Zealand wool carpets
- PARISI tapware and beautiful fittings throughout

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

The property has an embedded network.

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"

The ACT government attempted to sell the entire suburb as one lot to a developer first at an auction, and then by negotiation. However, the Colliers auction on 12 April was a failure with only one registered bidder, and then three months of negotiating led nowhere, and so the Land Development Agency will now develop the suburb itself. Blame for the failure to sell to a developer was placed on new solar access regulations, which meant that blocks had to be bigger, or that house sites had to be excavated into the hillside. It will be the third suburb to be developed in the Molonglo Valley District and the first in stage 2.

#### 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)



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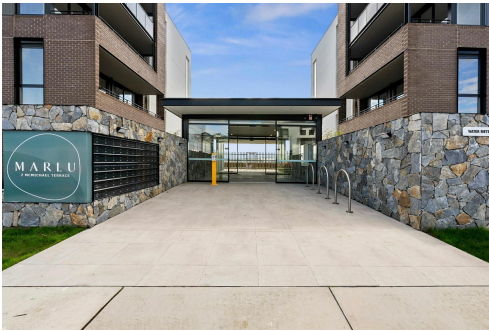
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# More About this Property

Property ID	2C4FFHK
Property Type	Apartment
Including	Air Conditioning Intercom Pool Balcony Gym Dishwasher Built-in-Robes

**Lagan Puri 0401 566 223**  
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