



## Denman Prospect, 87/2 McMichael Terrace

### Contemporary Living + Study Room

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 apartment includes 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 level two is the residents' entertaining area, gym and pool overlooking expansive views of the Molonglo Valley. The garden beds and covered communal deck



**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.



**For Lease**  
Please Call

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**EER** ★★★★★★

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flow through to the pool area, providing space for residents to relax and come together.

Features include:

- Views over the Molonglo Valley
- Access to pool and gym
- PARISI tapware and beautiful fittings throughout
- Private storage shed supplied in basement

No current EER

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

#### 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:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



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# More About this Property

Property ID	29P6FHK
Property Type	Apartment
Including	Air Conditioning Pool Balcony Gym

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