

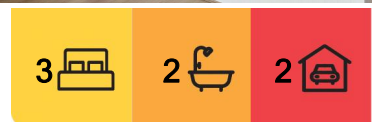
## Denman Prospect, 84D McMichael Terrace

### Modern Elegance and Everyday Convenience

Discover modern living in this stylish three-bedroom townhouse located on McMichael Terrace in the sought-after suburb of Denman Prospect. This contemporary home offers a seamless blend of sophistication and practicality, perfect for those looking to enjoy a vibrant community atmosphere. The open-plan living area is designed to maximize space and comfort, providing an inviting setting for relaxation and entertainment.

Denman Prospect is renowned for its balance of natural beauty and urban convenience. Nestled within reach of picturesque parks and walking trails, it's ideal for those who love the outdoors. The suburb also boasts easy access to local amenities and is well-connected to central hubs, making it a prime location for families and professionals alike. With excellent schools nearby, including Charles Weston School Coombs, your educational needs are well-catered for.

This townhouse features built-in robes in each bedroom, a fully fenced courtyard for



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D57FHK](http://ljhooker.com.au/2D57FHK)

**Contact**  
**Jenna Cattanach**  
0487 128 589  
[jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)



**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** ★★★★★★

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privacy, and a dedicated outdoor entertaining area perfect for hosting gatherings. The views of the city add an extra touch of allure to this exceptional rental opportunity. Don't miss the chance to make this your new home-properties like this are in high demand! Contact us today to closed your slice of Denman Prospect living.

Features include:

- Good size bedrooms
- Master bedroom with ensuite
- Second living/rumpus area upstairs
- Walk in pantry
- Electric cooktop
- Ample storage
- Beautiful front courtyard
- Double glazed windows

No current EER

The property does comply 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 Honorable The Lord Denman. The principal ceremonial occasion during Lady Denman's term as first lady was the inauguration of the Federal capital on 12 March 1913. Lady Denman stood upon the newly laid Foundation Stones and pronounced, "I name the capital of Australia —Canberra". The name Denman Prospect was selected to distinguish the locality from the town of Denman, New South Wales. The use of the suffix 'prospect' meaning view, vision or the outlook for the future, is considered significant in the context of the naming of Canberra by Lady Denman and Lord Denman's ensuing visionary speech for the future of the capital.

#### 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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## More About this Property

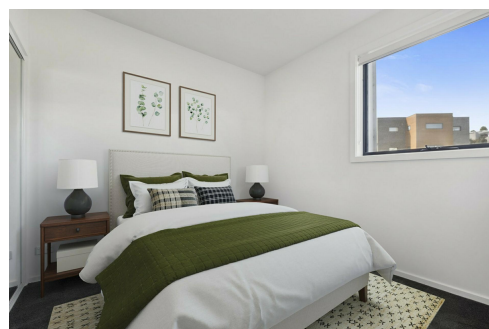
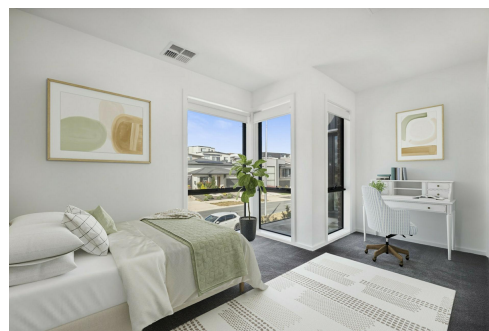
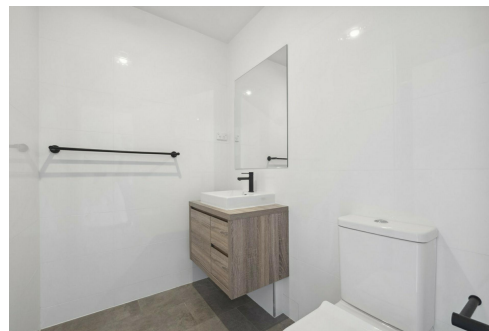
Property ID	2D57FHK
Property Type	Townhouse
EER	6
Including	Ensuite Toilets (3) Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced Liveability

**Jenna Cattanach 0487 128 589**

Property Investment Manager | [jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)

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

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)

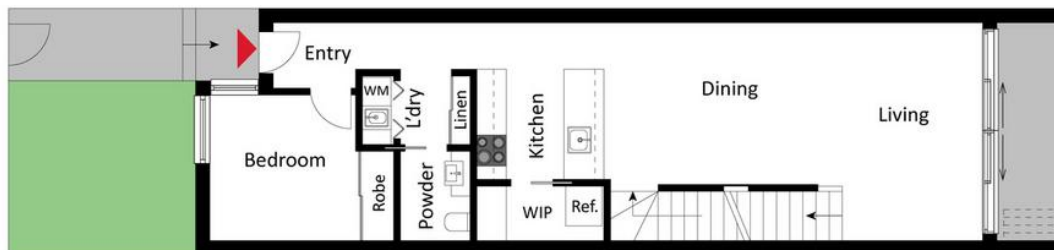


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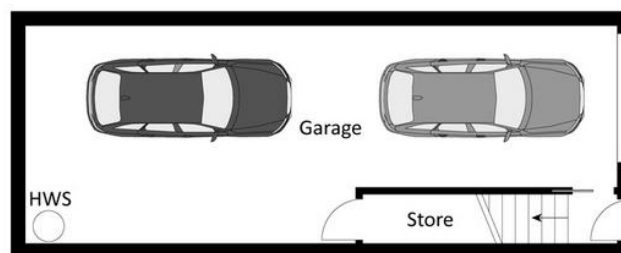
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Upper Floor



Mid Floor



Lower Floor

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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