



26/5 Skuta Place, Denman Prospect

Prime Single level Living with Breathtaking Views and Walk-Everywhere Convenience

Wake up to sweeping views over the Molonglo Valley in this modern, light filled three-bedroom apartment in the boutique Vincent complex. With only 43 apartments and 13 townhouses, you will enjoy a peaceful, private lifestyle with everything you need just moments from your door.

Inside, a generous open plan layout centres around a stunning gourmet kitchen with a large island bench, ideal for home cooks, entertainers and busy families. Living and dining areas spill out to three separate balconies, taking advantage of the beautiful, private north facing outlook across the valley.

The master suite feels like your own hotel style retreat, featuring a large ensuite and direct access to the oversized third balcony. It is the perfect spot for your morning coffee, a quiet read or a glass of wine at sunset.

Step outside and you are only a short stroll to Denman Prospect shops, cafés, groceries and essential services. For weekends, you

3 2 2

FOR SALE

\$699,000+

AGENTS

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AGENCY

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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.



are surrounded by the best of the Molonglo corridor, with nearby trails for hiking and mountain biking, swimming spots along the Cotter River and stargazing at Mt Stromlo. Woden, Belconnen and the Canberra City centre are all within an easy fifteen-minute drive.

This is Denman Prospect living at its best: modern, low maintenance, and all about lifestyle.

Key features

- ? Three bedrooms, two bathrooms, two secure car spaces
- ? Large gourmet kitchen with stone island bench
- ? Ducted reverse cycle heating and cooling
- ? Three separate balconies for all day outdoor living
- ? Private, unobstructed north facing views over Molonglo Valley
- ? Boutique Vincent complex with only 43 apartments and 13 townhouses
- ? Master bedroom with large ensuite and direct balcony access
- ? Built in robes to both additional bedrooms
- ? Short stroll to Denman Prospect shops, cafés and services
- ? Close to nature trails, Cotter River and Mt Stromlo
- ? Easy fifteen-minute drive to Woden, Belconnen and Canberra City

Internal Size: 120m² (approx.)

Balcony: 28m² + 14m² + 4m² = 46m² (approx.)

Body Corporate: \$1,478 p.q (approx.)

Rates: \$1,571 p.a (approx.)

Land Tax: \$1,693 p.a (approx.)

EER: 6.0

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2EEGFHK
Property Type	Apartment
EER	6

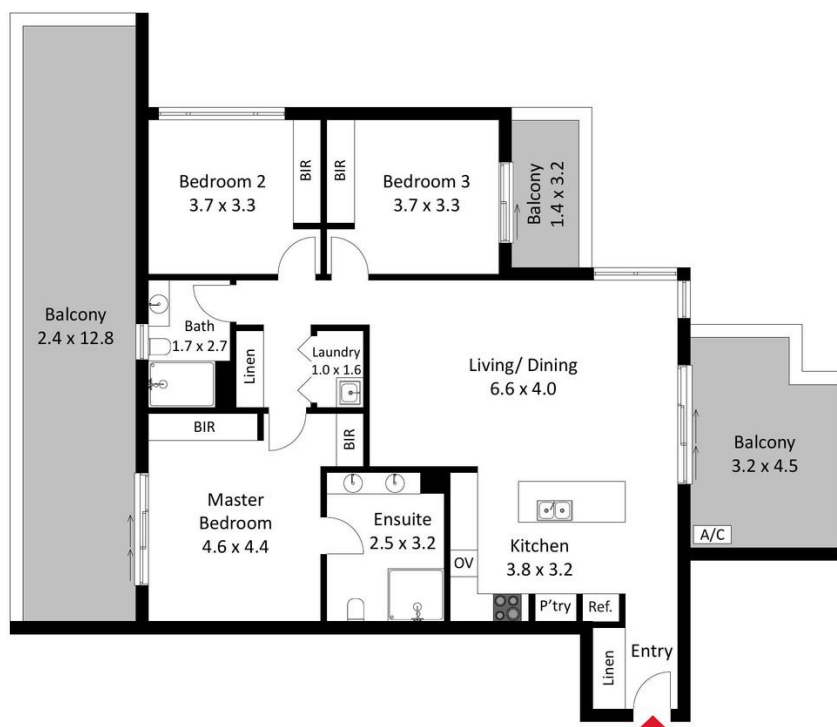
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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