



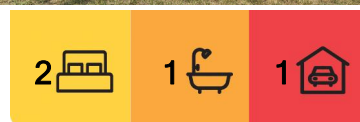
Denman Prospect, 28/2 Bamblett Rise

Views, views and more views

Nestled within the ever-growing central hub of Denman Prospect, unit 28 in the Limited Edition complex offers an impressive combination of spaciousness, practicality, and an exceptional lifestyle. With extraordinary uninterrupted natural views across the Molonglo valley, this thoughtfully designed property boasts a range of premium features. This unit provides the advantages of a freshly constructed property without the usual waiting period.

Step into a truly extraordinary space where meticulous attention to detail is immediately evident as you move through the sunlit interior with floor to ceiling double glazed windows. The living spaces encompass an open-plan lounge and dining and kitchen area that seamlessly connects to a private balcony with expansive, uninterrupted views.

Well-appointed kitchen, equipped with Westinghouse appliances. The open-plan kitchen, dining and living is perfectly positioned to take in the sun light and breathtaking views.



For Sale
Contact agent

View
By Appointment

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EER ★★★★★★

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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.

Accommodation comprises two spacious bedrooms and a well-appointed bathroom. The main bedroom has access directly only the balcony and takes in the panoramic views. Both bedrooms possess complete privacy with the ideal positioning within the complex.

Situated on the fourth floor of the complex, residents can enjoy access to a communal entertainment area, a fitness facility, and a barbeque area with panoramic views of the Molonglo Valley. Limited Edition is a boutique development of townhouses and low-rise apartments with only 7 townhouses and 35 apartments in each separate section.

Denman Prospect's popularity among both homeowners and investors is well-founded, attributed to its strategic location and abundance of amenities. With proximity to green spaces, the local IGA, the charming Morning Dew Cafe, and the inviting Honeysuckle Gastro Pub, as well as easy access to major roads linking Canberra's key destinations and the recently established Evelyn Scott School, Denman Prospect has become a sought-after destination. This particular property is ideally located, only a short walk from the local primary school, bus stops and a 2-minute drive to the local shops.

Features:

- Developed, designed and built by an award-winning team that has a strong track record of delivering iconic projects in the ACT.
- Expansive views
- Double-glazed windows and sliding doors
- Two bedrooms with built-in robes
- Bathroom with modern inclusions
- Allocated underground car space with storage cage
- European laundry
- Well-equipped kitchen with quality appliances
- Light-filled open-plan living
- Reverse cycle split system
- Ideally located, only a short walk from the local primary school, bus stops and a two minute drive to the local shops.

Living Size: 55m² (approx.)

Balcony Size: 8m² (approx.)

Rates: \$1,537.51 p.a (approx.)

Land tax: \$1,682.52 p.a (approx.) (only if rented)

Body corporate: \$589.85 p.q (approx.)

Construction: 2023

EER: 6.0 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	HENH5W
Property Type	Apartment
House Size	63 m2
EER	6

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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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