

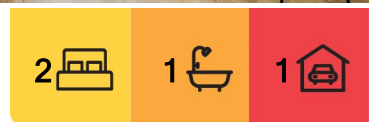


## Denman Prospect, 31/2 McMichael Terrace

### Sleek North-Facing Retreat with Stunning Views

Discover modern living in the heart of Denman Prospect with this beautifully designed apartment, offering a perfect blend of style, comfort, and functionality for first-home buyers and savvy investors. Spanning 60m<sup>2</sup> of thoughtfully crafted space, this residence boasts a spacious bedroom, a versatile study or multi-use room, and an open plan living and dining area that flows effortlessly into a sleek, modern kitchen fitted with high-end appliances and luxurious tapware. The bathroom is equally refined, showcasing quality finishes that elevate everyday living.

Step onto the private balcony and be captivated by breathtaking views of the surrounding mountains, creating a peaceful retreat to unwind and recharge. Built in 2022 by Core Developments, renowned for their long-lasting, high-quality builds, this apartment is part of Marlu's visionary development, which emphasises connection to nature and community. Residents can enjoy exclusive access to expansive communal areas, including a sparkling pool, fully equipped gym, and stylish entertaining spaces-all designed to maximize the



**For Sale**  
\$429,000+

**View**  
[ljhooker.com.au/2CC8FHK](https://ljhooker.com.au/2CC8FHK)

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**EER** ★★★★★★

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



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stunning panoramic vistas.

Secure basement parking ensures convenience and peace of mind, while the vibrant neighbourhood offers easy access to parks, walking trails, and essential amenities. Immerse yourself in the vibrant local scene, with opportunities for leisurely walks, outdoor recreation, and community engagement. This practically brand-new apartment presents an exceptional opportunity to enjoy a carefree, modern lifestyle in one of Canberra's most prestigious new suburbs.

Whether you're a first-time buyer or investor, this apartment presents a rare chance to own a stylish, low-maintenance home in one of Canberra's most desirable suburbs. Don't miss out on this exceptional opportunity to embrace the best of both city and suburban living!

**Features:**

Development: Marlu

Project by Judd Studio and Core Developments

Open plan living, dining and kitchen

Reverse cycle split system air conditioning and heating

Double glazed full height windows and sliding doors

Roller blinds and sheer curtains throughout

Timber vinyl plank flooring and quality wool carpet

Main bedroom with built in robe with plenty of storage

Study with built-in table

Balcony access through living room and bedroom

Integrated rangehood

Induction cooking

Plenty of bench space and storage

European laundry

Full height wall tiling in bathrooms

Amazing views

LED lighting

NBN-FTTP

Pet friendly

One car space with storage cage in basement

Pool and gym amenities

Close by you will find- My GP at Denman Prospect, Capital Chemist, Enhance Healthcare, Evolving Smiles, Denman village IGA, Cafes, Dominos, Club Lime, community centre, Denman village early learning centre, and Ridgeline Park

**Essentials:**

EER: 6

60m<sup>2</sup> of living

12m<sup>2</sup> balcony

Strata: \$2,875.50 per annum (approx.)

Land tax (investors only): \$2,079.07 per annum (approx.)

Rates: \$1,688.62 per annum (approx.)

Rental Estimate: \$500-\$520 per week

Age: 2 years (built in 2022)



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## More About this Property

<b>Property ID</b>	2CC8FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Study Balcony Dishwasher

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