



77/2 McMichael Terrace, Denman Prospect

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North Facing Retreat with Stunning Views

FOR SALE
\$389,000+

Currently tenanted at approx. \$510 per week on a fixed term lease until 25/08/2025

AGENTS

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Welcome to modern living in the heart of Denman Prospect-this stylish and light-filled apartment offers the perfect blend of comfort, functionality, and contemporary design. Ideal for first-home buyers and astute investors alike, this near-new residence boasts approximately 51m² of well-considered living space, complemented by a 12m² balcony with sweeping mountain views.

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

Inside, you'll find a generously sized bedroom with direct balcony access, a versatile study or multi-purpose room, and an open plan living and dining area that seamlessly connects to the modern kitchen. Outfitted with quality finishes, induction cooking, an integrated rangehood, and luxe tapware, the kitchen delivers both style and practicality. The bathroom echoes this quality, with floor-to-ceiling tiles and elegant fixtures throughout.

Constructed in 2022 by the reputable Core Developments as part of the architecturally designed Marlu project by Judd Studio, this apartment reflects a strong emphasis on quality, sustainability, and

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LJ Hooker

community connection. Residents enjoy access to first-class amenities including a pool, a fully equipped gym, and shared entertaining spaces-all designed to take full advantage of the stunning views.

This apartment also includes secure basement parking with a storage cage and is set in a vibrant, walkable neighbourhood. From cafes, local shops, and essential services to beautiful parks and walking trails, everything you need is right on your doorstep.

Don't miss this opportunity to secure a low-maintenance, stylish home in one of Canberra's most sought-after new suburbs.

Features:

Development: Marlu

Designed by Judd Studio, built by Core Developments

Open plan living, dining, and kitchen

Reverse cycle split system air conditioning

Double glazed full-height windows and sliding doors

Timber-look vinyl flooring and quality wool carpet

Spacious bedroom with built-in robe and balcony access

Study with built-in desk

Kitchen with induction cooktop, integrated rangehood, and ample storage

European laundry

Full-height tiling in bathroom

LED lighting throughout

NBN Fibre to the Premises (FTTP)

- friendly complex

Private balcony with spectacular views

One secure basement car space plus storage cage

Access to resident-only pool and gym

Location Highlights:

Close to Denman Village shops, IGA, cafes, GP, chemist, dentists, Club Lime, and community centre

Walk to Ridgeline Park and local walking trails

Easy access to public transport and arterial roads

Essentials:

Living: 50m² (approx.)

Balcony: 16m² (approx.)

Total: 66m² (approx.)

EER: 6

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

Land Tax (if rented): \$2,079.07 per annum (approx.)

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

Rental Estimate: \$480—\$500 per week

Built: 2022



MORE DETAILS

Property ID 2DR7FHK
Property Type Apartment
House Size 66 m²
EER 6

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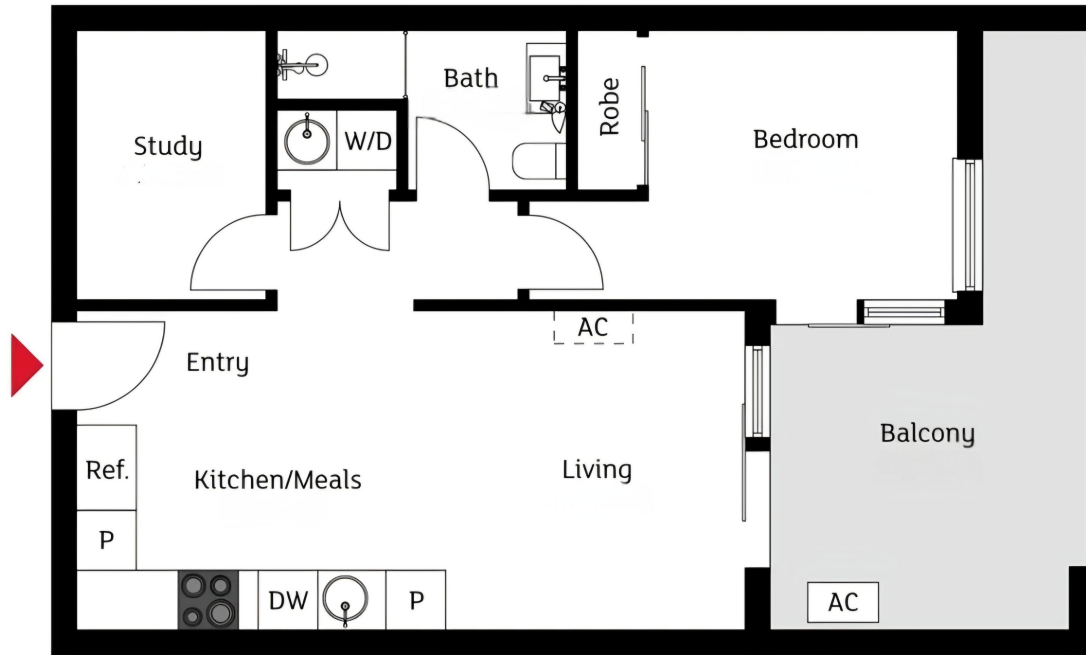
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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