







8/92 McMichael Terrace, Denman Prospect

North Facing, Sun Filled, Modern Living

Positioned on the ground floor, this beautifully presented two bedroom apartment offers the perfect blend of contemporary style, low maintenance living, and everyday convenience. Whether you're a first home buyer, downsizer, or investor, this thoughtfully designed residence delivers comfort, quality, and an exceptional lifestyle opportunity.

Designed to maximise space and natural light, the apartment features a functional open plan layout that seamlessly connects the living, dining, and kitchen areas. Large windows and a private balcony/courtyard create an inviting atmosphere, making it the perfect place to relax or entertain.

The modern kitchen is well appointed with quality appliances, electric cooking, ample storage, and generous bench space, providing both style and practicality for everyday living.

Accommodation includes two spacious bedrooms, segregated from the living area, with the master featuring its own private ensuite. The second bedroom is serviced by a modern main bathroom, offering flexibility for guests, family members, or those working from home.

2 2 1

FOR SALE
$538,000+

VIEW
Sat 31st Oct @ 9:30AM - 10:00AM

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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.

Comfort is further enhanced by double glazed windows, helping to improve energy efficiency while reducing outside noise. Completing the home is one secure basement car space along with a secure storage cage, providing additional convenience and peace of mind.

Location Highlights:
" Close to local shops, cafés, restaurants, and everyday amenities
- Easy access to public transport and major arterial roads
- Surrounded by parks, walking trails, and recreational facilities
- Conveniently located within easy reach of schools and local services
- Short drive to nearby town centres and employment hubs

Features:
- Modern apartment built in 2019
- Two spacious bedrooms and two well appointed bathrooms
- One secure basement car space plus secure storage cage
- Contemporary kitchen with electric cooking
- Open plan living and dining area
- Double glazed windows for improved comfort and energy efficiency
- Private balcony/courtyard ideal for relaxing or entertaining
- Functional and low maintenance floorplan
- Ideal opportunity for first home buyers, downsizers, or investors

Essentials:
" Internal Living: 85m² (approx.)
" Balcony: 25m² (approx.)
" Total: 110m² (approx.)
- Rates: $361.42 pq (approx.)
- Body Corporate: $908.48 pq (approx.)
- Land Tax: $438.16 pq (approx.) (Investors Only)
- Rental Appraisal: $550 - $570 per week
- Year Built: 2019
- EER: 6.0

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.

EER ★★★★★★

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.

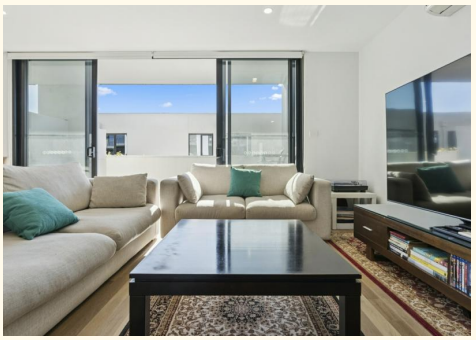
LJ Hooker

MORE DETAILS

Property ID	2G4RFHK
Property Type	Apartment
House Size	110 m2
EER	6
Including	Air Conditioning Balcony Built-in-Robes







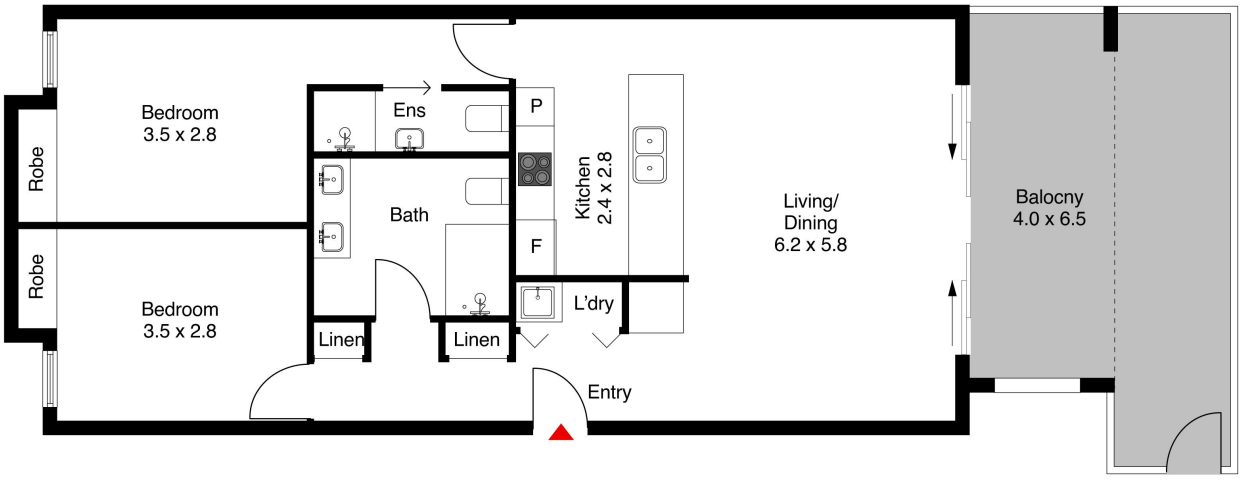




Hamid Muradi 0424 858 600
Sales Consultant | hamid.muradi@ljhookerprojects.com.au
Joaquin Ortega 0491 106 485
Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.



The floor plan plan 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.

8/92 McMichael Tce, Denman Prospect

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.