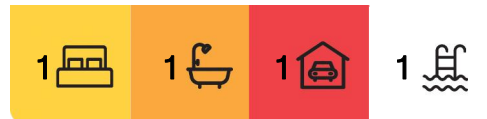




Denman Prospect, 90/2 McMichael Terrace

Affordable Urban Living with Scenic Views



Offering a unique blend of city convenience and serene mountain vistas, this ultra-affordable one-bedroom apartment is perfect for first home buyers or couples seeking a comfortable retreat with modern amenities. With its spacious 62sqm layout (50sqm living & 12sqm balcony), this residence provides an inviting atmosphere enhanced by a well-designed study area and built-in robes, well utilised space, great inclusions & modern amenities.

For Sale
\$425,000

View
ljhooker.com.au/2DAYFHK

Contact
Tahmeed Towfiq
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Denman Prospect is renowned for its vibrant community and proximity to excellent amenities. Enjoy leisurely weekends exploring nearby parks, or take advantage of the local cafes and dining options just a short drive away. The suburb's strategic location offers easy access to public transport, making commuting a breeze. For families, the area is served by high-quality schools, providing peace of mind for future planning.

Step onto your private balcony and soak in the stunning mountain and city views, creating

EER ★★★★★



LJ Hooker Canberra City
(02) 6249 7700

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.

the perfect backdrop for relaxation or entertaining guests. The apartment's modern features, such as an above-ground pool and intercom system, floorboards, electric cooktop, add to its appeal while maintaining affordability.

Features:

- Floorboards in living areas
- Soft closing drawers & cupboards
- Split system heating/cooling
- Separate laundry
- Balcony aspect North
- Views to mountains
- Short stroll to Denman shops and proposed future Molonglo Centre

Essentials:

Strata: \$2,838 p.a. (approx)

Rates: \$1,438 p.a. (approx)

Land tax: \$1,808 p.a. (approx) Investors only

EER: 6

Living space: 50 sqm

Balcony: 12 sqm

Total space: 62 sqm



More About this Property

Property ID	2DAYFHK
Property Type	Apartment
House Size	62 m2
EER	6
Including	Study Air Conditioning Intercom Pool Balcony Dishwasher Floorboards Built-in-Robes

Tahmeed Towfiq 0469 706 586

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