



Denman Prospect

## Prime investment in Denman Prospect




- Please note this is a current DHA leased property -

With guaranteed returns for the next three years, this is an opportunity to invest with confidence and security in a centrally located pocket of Denman Prospect.

This substantial townhouse, situated at the end of the row in a complex and located on a quiet cul-de-sac, only walking distance to the Denman Village shopping centre presents as a rare and secure opportunity to secure a substantial investment property or future home.

Spanning three levels, this four-bedroom, three-bathroom residence offers segregation, high end appliances and finishes, all in a central location.

The ground level offers a self-contained opportunity with dedicated living, separate bedroom dedicated bathroom and a spacious courtyard. Ideal for a teenage retreat or conversion to a fully self-contained living space. Perfect for multigenerational living.

4  3  2 

**FOR SALE**  
\$899,000+

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The mid-level contains the open plan living, dining and kitchen spaces as well as a balcony. With dedicated butler's pantry and internal access straight to the kitchen from the fully enclosed double garage making unloading groceries a breeze.

The upper level contains the accommodation, with three well-appointed bedrooms, dedicated study nook, a main bathroom, and ensuite to master bedroom with sweeping views to reserve land providing a peaceful and serene outlook from the residence.

Situated a short walk from the Denman Village shops, with IGA, Chemist, Café, Bar and Gym all included, weekend grocery runs and amenities are very close by. With further development over Coppins Crossing nearly completed, commuting to Belconnen, Woden and Civic town centres is a cinch.

Secure your long-term future and invest with confidence with this prime residence.

#### Features:

- Secure DHA lease at \$850/per week until 2028 with an option for a further three years
- North facing living spaces
- Four bedrooms
- Three bathrooms
- Dedicated courtyard and Balcony
- End townhouse, only one adjoining neighbour
- Reserve views
- Low maintenance body corporate
- Open plan living space
- Self-contained living on ground floor

#### Figures:

- Rates: \$3,851 p.a. approx.
- Land Tax: \$5,278 p.a. approx.
- Strata: \$3,827 p.a. approx.

Inspections by appointment on Saturdays.



## MORE DETAILS

Property ID JM8H5W  
Property Type House  
EER 5  
Including Study  
Ducted Cooling  
Ducted Heating  
Courtyard  
Balcony  
Dishwasher  
Built-in-Robes  
Fully Fenced

**Charles Martin 0414 544 796**

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