



64B McMichael Terrace, Denman Prospect




Modern Smart Home Living with Premium Upgrades & Private Courtyard

Thoughtfully designed for comfort and convenience, this stylish residence combines modern smart home technology, quality upgrades and generous living spaces to create an ideal home for contemporary living.

The main living area offers a welcoming space to relax or entertain, enhanced by double-glazed windows and upgraded ducted air conditioning, ensuring year-round comfort. The well-appointed kitchen sits at the heart of the home and features a premium steam pyrolytic oven, making it both functional and perfect for those who enjoy cooking and entertaining.

Indoor living flows seamlessly to the balcony, where a remote-controlled outdoor blind provides shade and privacy, creating a versatile space for outdoor dining or relaxing.

Upstairs, the home offers three spacious bedrooms and two bathrooms, each bedroom featuring ceiling fans and private outlooks, creating a peaceful and comfortable retreat. The master bedroom is

3  2  2 

FOR SALE
\$799,000

VIEW
By Appointment

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 **LJ Hooker**

complemented by its own ensuite, while a powder room downstairs adds extra convenience for guests.

Designed with modern living in mind, the home also features integrated smart technology, including Control4 home automation, Google Nest and Eufy security cameras, allowing for effortless control and enhanced security.

Property Features

- Three bedrooms and two bathrooms upstairs
- Powder room on the ground floor
- Front private courtyard ideal for entertaining
- European-style laundry
- Premium steam pyrolytic oven in the kitchen
- Induction cooktop
- Inbuilt microwave
- Double-glazed windows for comfort and efficiency
- Upgraded air-conditioning system
- Ceiling fans in bedrooms
- Bedrooms enjoy private outlooks
- Remote-controlled outdoor blind for balcony
- Control4 smart home system
- Google Nest smart home integration
- Eufy security cameras installed
- Two car garage (tandem)

Location Highlights

- Denman Village Shops, cafés and local services —approx. 5 minute walk
- " Evelyn Scott School (P—10) —approx. 3 minute drive
- " Stromlo Forest Park —approx. 5 minute drive
- " Stromlo Leisure Centre —approx. 5 minute drive
- " National Arboretum Canberra —approx. 7 minute drive
- " Molonglo River walking and cycling trails —approx. 5 minute drive
- " Cooleman Court Shopping Centre (Weston Creek) —approx. 10 minute drive
- " Canberra CBD / Civic —approx. 15 minute drive
- " Belconnen Town Centre —approx. 15 minute drive
- " Woden Town Centre —approx. 15 minute drive

Key Figures (approximations)

EER: 6

Rates: \$555.00pq (approx.)

Strata: \$717.00pq (approx.)

Internal Living: 136 sqm (approx.)

Balcony: 9.4sqm

Courtyard: 10.5sqm

Year Built: 2021

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1UK9FMF
Property Type	Townhouse
House Size	136 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Courtyard Dishwasher Built-in-Robes

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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.