




76B McMichael Terrace, Denman Prospect

Modern Comfort & Effortless Living in the Heart of Denman Prospect

Positioned in the highly sought after suburb of Denman Prospect, this stylish and low maintenance townhouse offers the perfect balance of modern comfort, quality finishes, and everyday convenience. Ideal for first home buyers, downsizers, or investors, 76B McMichael Terrace presents an outstanding opportunity to secure a contemporary home in one of Canberra's fastest growing communities.

Thoughtfully designed with functionality and lifestyle in mind, the home features a spacious open plan living and dining area filled with natural light, seamlessly connecting to the outdoor space for easy entertaining and relaxed day to day living. The modern kitchen is beautifully appointed with quality appliances, sleek finishes, ample storage, and induction cooking, delivering both style and practicality.

Upstairs includes three generously sized bedrooms, with the master featuring its own ensuite, while the remaining bedrooms are serviced by a modern central bathroom designed with contemporary finishes and clean lines.

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FOR SALE

\$699,000+

VIEW

Thu 4th Jun @ 5:10PM - 5:40PM

AGENTS

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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**

Comfort is assured year round with energy efficient features throughout, including a 6-star EER rating, helping provide both sustainability and reduced running costs. Complete with a single car garage and low maintenance design, this home is perfectly suited to busy lifestyles without compromising on comfort or quality.

Features:

- Contemporary three bedroom townhouse
- Master bedroom with ensuite
- Modern kitchen with induction cooking
- Open plan living and dining area
- Stylish bathrooms with quality finishes
- Abundance of natural light throughout
- Single car garage with internal access
- Low maintenance lifestyle opportunity
- Energy efficient 6-star EER rating
- Close to local parks, playgrounds, and walking trails
- Minutes to Denman Village Shops, cafes, and restaurants
- Easy access to Stromlo Forest Park
- Short drive to Belconnen Town Centre and Canberra CBD

Essentials:

- " Internal size: approx. 120m²
- " Balcony size: approx. 14m²
- " Total size: approx. 134m²
- Rates: approx. \$196.05 per month
- Body Corporate: approx. \$649.56 per 6 months
- Strata. \$245.87 per month
- Rental Appraisal: \$780 - \$820 pw
- EER: 6.0 Stars

Disclaimer:

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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.

MORE DETAILS

Property ID	2FTQFHK
Property Type	Townhouse
EER	6

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