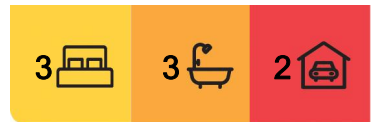


Denman Prospect, 3/59 McMichael Terrace

Simply Stunning North Facing Townhouse



Discover modern living in the heart of Denman Prospect with this exquisite townhouse. Perfectly designed for families and professionals alike, this residence combines style, functionality, and comfort in one elegant package.

This townhouse features 3 spacious bedrooms plus a dedicated study space and additional a living room upstairs. With 3.5 well-appointed bathrooms, convenience and luxury are at your fingertips. The secure double garage provides ample storage and parking, ensuring your vehicles are protected.

The expansive 141m2 of thoughtfully designed living space offers a seamless flow between rooms. On the ground floor, the open plan living and dining area merges effortlessly with a modern kitchen equipped with high-quality appliances. A bedroom with an ensuite and additional access to the rear courtyard with a separate powder room add convenience and privacy. The rear courtyard, perfect for outdoor dining and leisure,

For Sale
\$800,000+

View
ljhooker.com.au/2BAWFHK

Contact
Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au
Simran Kaur
0424 636 448
simran.kaur@ljhcanberracity.com.au

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.

extends your living space into the outdoors.

Upstairs, you'll find two additional bedrooms, one with its own ensuite and walk-in closet, providing ultimate comfort and privacy. A spacious study offers a quiet retreat for work or hobbies, while the cozy lounge area is perfect for unwinding. The outdoor area provides a private sanctuary for relaxation or entertainment.

HighGround's architectural vision emphasises broad views from every residence, incorporating expansive communal areas and lush greenery. Each home in this complex feature carefully selected materials, making the interiors feel rich and inviting, and creating a sense of luxury that's easy to enjoy. The thoughtful layouts prioritise liveability and efficiency, flooding living spaces with sunlight and ensuring excellent cross-ventilation.

Be a part of this vibrant community with access to public open spaces and essential amenities. Explore nearby parks, take leisurely walks, or immerse yourself in the lively local scene. The appeal of this townhouse extends beyond its walls to the convenience of local cafes, shops, and public transport, all just a stroll away, simplifying your daily errands. Seize the opportunity to own a practically brand-new home in Denman Prospect-it's the perfect starting point for the next chapter of your life, promising a carefree and modern lifestyle.

Features:

Development: HighGround

Project by Mather Architecture and Elevated Living

Double glazed windows

Ducted reverse cycle air conditioning

North facing with views to Molonglo Valley

Induction cooktop

Externally ducted rangehoods

Fisher & Paykel appliances

Stone benchtop

Custom joinery

Colour matched trims and kicks

Surface mounted downlights

High ceilings

Large outdoor areas

Electric hot water unit

Full height tiling in bathroom

European laundry

NBN-FTTP

Pet friendly

Double car carport

Walking distance to the future Denman Prospect School

A short stroll away you will find- My GP at Denman Prospect, Capital Chemist, Enhance Healthcare, Evolving Smiles, Denman village IGA, Cafes, Dominos, Club Lime, community centre, Denman village early learning centre, and Ridgeline Park

Essentials:

EER: 6

141m² of living



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.

60m² outdoor area (approx.)

Rates: \$2,289.94 per annum (approx.)

Land Tax (investors only): \$1,629.89 per annum (approx.)

Strata: \$900 p.q. (approx.)

Rental estimate: \$730-\$770 per week

Age: 1 year (built in 2023)

More About this Property

Property ID	2BAWFHK
Property Type	Townhouse
House Size	141 m ²
EER	6

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

Simran Kaur 0424 636 448

Personal Assistant & ACT Licensed Agent to Hamid Muradi | simran.kaur@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

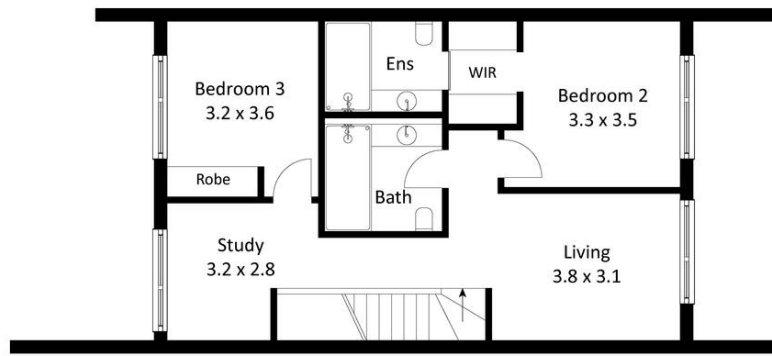
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



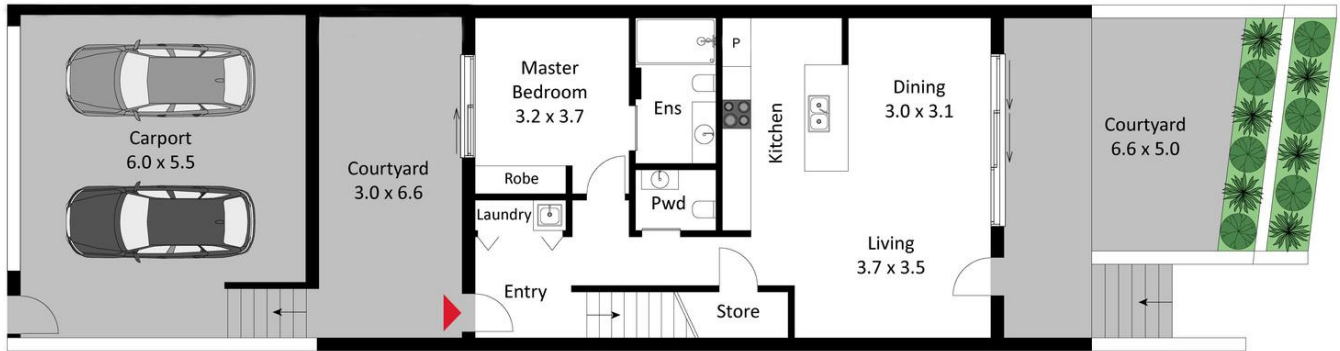
Disclaimer: All information contained therein is gathered from relevant third parties sources.

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

**LJ Hooker Canberra City
(02) 6249 7700**



First Floor



Ground Floor

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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.