



## Denman Prospect, 35/1 Skuta Place

A Perfect Blend of Style & Comfort

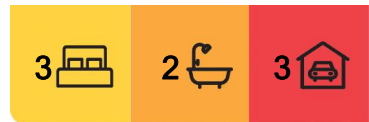
Auction: 25th September 2024 at Coco Republic —Canberra Centre

Price Guide: \$850,000+

A Perfect Blend of Style & Comfort

Expertly designed to cater to both families and professionals, this residence seamlessly combines style, functionality, and comfort into one elegant package.

The expansive 129m<sup>2</sup> of thoughtfully crafted living space promotes a harmonious flow between rooms. The ground floor features an open plan living and dining area that seamlessly integrates with a state-of-the-art kitchen equipped with high-quality appliances. The north-facing deck is perfect for entertaining guests or enjoying family gatherings, offering an ideal for hosting gatherings and family events.



**For Sale**  
\$850,000+

**View**  
Sat 21st Sep @ 10:15AM - 10:45AM

**Contact**  
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**EER** ★★★★★★



**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

On the upper level, you'll find three comfortable bedrooms, including a master suite complete with an ensuite bathroom and a walk-in closet, offering the ultimate in comfort and privacy. The additional multipurpose room downstairs serves as a quiet retreat, perfect for a home office, hobby room, or additional living space.

Embrace the opportunity to own this beautiful home in Denman Prospect, a vibrant community with access to public open spaces and essential amenities. Enjoy nearby parks, take leisurely strolls, and immerse yourself in the dynamic local scene. The charm of this townhouse extends beyond its elegant interiors, offering unparalleled convenience with local cafes, shops, and public transport all within walking distance, simplifying your daily routines.

This townhouse is not just a home; it's a gateway to a carefree, modern lifestyle. Begin the next chapter of your life in Denman Prospect, where every detail is designed to enhance your living experience.

Features:

Development: Northridge

Project by Core Developments

Designed by Stewart Architecture

Double glazed windows

North facing

Tiled flooring

Reverse cycle heating and cooling

Induction cooktop

AEG appliances in kitchen

Stone benchtop

Custom joinery

LED lights

High ceilings

Electric hot water unit

Ample storage throughout

Huge entertaining deck

Full height tiling in bathroom

Underfloor heating in the bathrooms

European laundry

NBN-FTTP

Pet friendly

Triple car garage

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

129m<sup>2</sup> of living

30m<sup>2</sup> balcony

67m<sup>2</sup> garage

Rates: \$1,412.85 per annum (approx.)

Land Tax (investors only): \$1,629.47 per annum (approx.)



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Rental estimate: \$700-\$720 per week

Strata: \$4,343.40 per annum (approx.)

LJ Hooker Strata

Age: 5 years (built in 2019)

## More About this Property

<b>Property ID</b>	2BK4FHK
<b>Property Type</b>	Townhouse
<b>House Size</b>	196 m <sup>2</sup>
<b>EER</b>	6

### Hamid Muradi 0424 858 600

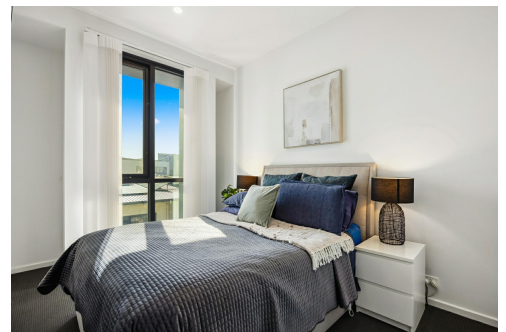
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### Simran Kaur 0424 636 448

Personal Assistant & ACT Licensed Agent to Hamid Muradi | [simran.kaur@ljhcanberracity.com.au](mailto:simran.kaur@ljhcanberracity.com.au)

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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.



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