

69/52 McMichael Terrace, Denman Prospect

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Modern North-Facing Townhouse in the Heart of Denman Prospect

FOR SALE
\$599,000+

AGENTS

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AGENCY

LJ Hooker Canberra City
(02) 6249 7700

Set within a contemporary complex in Denman Prospect, this north facing townhouse delivers light filled interiors and a practical layout suited to modern living. Completed in 2022, the home offers approximately 86m² of internal space, enjoying open outlooks and a peaceful position close to everyday amenities.

At the heart of the home, open plan living and dining connects effortlessly with a well appointed kitchen featuring induction cooking, quality appliances, and ample storage. Comfort is enhanced by ducted reverse-cycle heating and cooling throughout, while tiled living zones offer durability and low maintenance. Two generously sized bedrooms are complemented by modern bathrooms, and secure garaging adds convenience and peace of mind.

Enjoy the lifestyle appeal of Molonglo Valley, with Denman Village shops, cafés, parks, and walking trails all within easy reach. Public transport and major road links provide straightforward access to Canberra's key centers, making this an appealing option for owner-occupiers and investors alike seeking a modern, easy care home.

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**

An excellent opportunity for first-home buyers, downsizers, or investors seeking a modern home in a highly regarded suburb.

Features:

Two bedrooms, Two bathrooms and One car garage
All bedrooms have built-in-robos
Double glazed throughout for enhanced insulation and noise reduction
North-facing with beautiful views
Open plan living and dining
Modern kitchen with induction cooktop
Ducted reverse cycle heating and cooling
Tiled living areas and carpeted bedrooms

Location Highlights:

Regular bus services to the City and Woden
Convenient access to major roads and highways
Close to Denman Village retail and cafés
Nearby supermarkets including Woolworths Metro and Aldi in Wright
Short drive to Cooleman Court in Weston for additional shopping and services
Evelyn Scott School
Stromlo School
Charles Weston School, Coombs
Nearby parks and walking trails

Essentials:

Internal: 86m² approx.
Garage: 21m² approx.
Outdoor: 12m²
Total Size: 119m²
Built: 2022
EER: 6 Stars
Rates: \$525 p.q. approx.
Body Corporate: \$584.52 p.q. approx.
Rental Estimate: \$580.00 - \$620.00 per week

MORE DETAILS

Property ID	2EYWFHK
Property Type	Townhouse
EER	6

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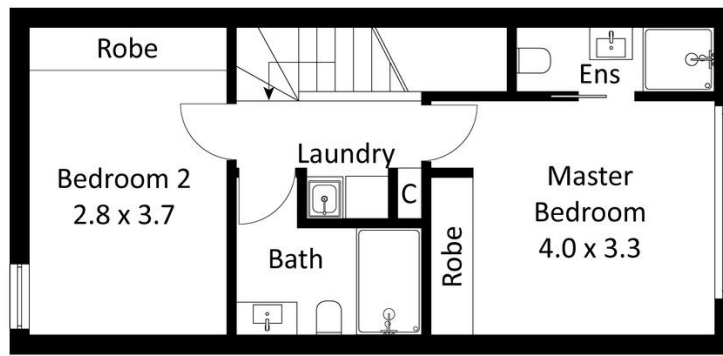
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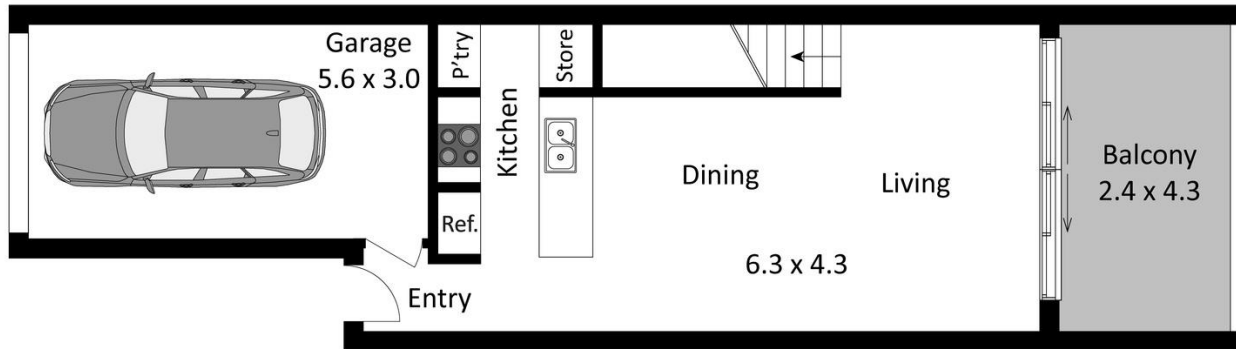
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Upper Level



Lower Level

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.

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