



69/52 McMichael Terrace, Denman Prospect

## Modern North-Facing Townhouse in the Heart of Denman Prospect

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 86m<sup>2</sup> 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.

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### FOR SALE

\$599,000+

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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-robés  
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: 86m<sup>2</sup> approx.  
Garage: 21m<sup>2</sup> approx.  
Outdoor: 12m<sup>2</sup>  
Total Size: 119m<sup>2</sup>  
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



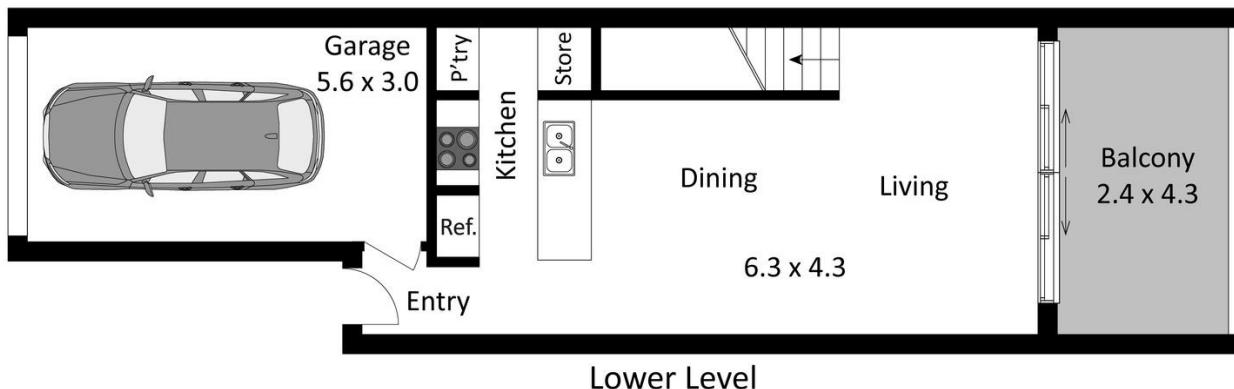
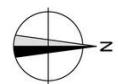
## Hamid Muradi 0424 858 600

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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.

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