






72/52 McMichael Terrace, Denman Prospect

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Sun-Soaked Serenity

FIND. Tucked within the heart of Denman Prospect, this modern two-bedroom apartment offers an effortless blend of comfort, convenience, and contemporary design. Quietly positioned within a near-new development, this residence enjoys a north-facing aspect that floods the interiors with natural light, complemented by peaceful views across the surrounding grassland. All while showcasing an easy-care lifestyle just moments from Denman Village shops, parks, and public transport.

LOVE. Designed with practicality and style in mind, the open-plan layout is complemented by quality finishes, double glazing throughout, and ducted heating and cooling. A sleek induction kitchen flows seamlessly to light-filled living and dining areas, while a sun-drenched balcony provides the perfect setting for entertaining or relaxing. With two generous bedrooms, each serviced by modern bathrooms, and secure garaging, this home suits professionals, downsizers, or investors seeking a low-maintenance lifestyle.

LIVE. Perfectly placed to enjoy the best of Molonglo Valley living, you'll be within easy reach of Denman Village shops, cafés, and lifestyle amenities. Spend weekends exploring Stromlo Forest Park, walking the surrounding trails, or heading into the city with swift access via public transport and major arterial roads. Built in 2022, this

FOR SALE

\$600,000 - \$620,000

AGENTS

Eoin Ryan-Hicks

0424 042 419

Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz

0415 366 287

olivia.schultz@ljhkipax.com.au

AGENCY

LJ Hooker Kippax

(02) 6255 3888

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**

townhouse offers the luxury of modern living in one of Canberra's most desirable new suburbs.

ABOUT THE AREA

Local Transport:

- Bus services connecting to the City and Woden
- Easy access to major arterial roads

Shopping & Dining:

- Denman Village Shops
- Woolworths Metro & Aldi, Wright
- Coleman Court, Weston

Schools:

- Evelyn Scott School
- Stromlo School
- Charles Weston School, Coombs

WHAT THE OWNER LOVES

"We've always appreciated the quality of this home. Solid build with taps, kitchenware and doors all from trusted, quality brands. But what makes it truly special is the community. The complex has a real sense of inclusive community with neighbours who are friendly and respectful. It's the kind of place where children can safely play together, something rare in most apartment complexes.

We frequently visit one of Canberra's biggest playgrounds and the community pool close by, plus mountain bike tracks and bushland trails at our doorstep. It's a home that will grow and evolve with any family, offering both quality living and a connected, outdoor lifestyle."

OVERVIEW

- 2 Bedrooms, 2 Bathrooms, 1 Car Garage
- Both bedrooms have built-in-robos
- Sunny north-facing balcony
- Modern open-plan living and dining
- Induction kitchen with quality appliances
- Double glazing throughout
- Ducted heating and cooling
- Carpet & tiles throughout
- Built in 2022

RATES/SIZE:

Living area: 93m²;

Garage: 35m²;

Balcony: 15m²;

Total Build: 143m²;

EER: 6.0

Land Tax: \$2,543 p.a approx.

Rates: \$2,099 p.a approx.

Body Corporate: \$570.26 p.q approx.

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EER 

MORE DETAILS

Property ID 1HU3F9U
Property Type Townhouse
House Size 143 m2
EER 6

Eoin Ryan-Hicks 0424 042 419

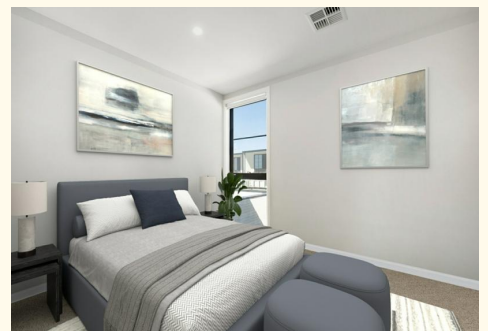
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz 0415 366 287

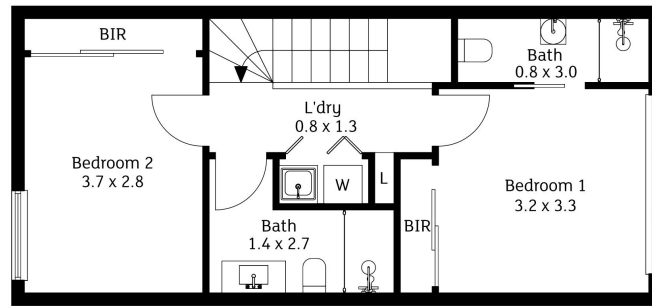
Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

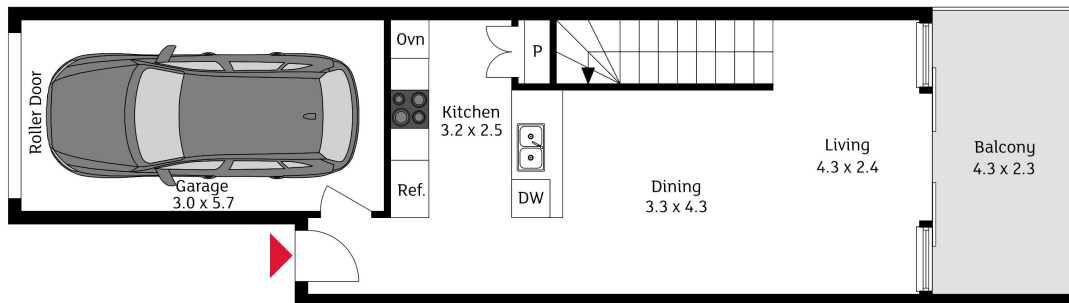
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kipax.ljhooker.com.au | kippax@ljhooker.com.au



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2nd Floor



1st Floor

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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