







216/1 Holborow Ave, Denman Prospect

1 Bed + Study Apartment In "Boulevard"

This unit features:
•Open plan combined living & dining with floor to ceiling double glazed windows
•Kitchen with stone benchtops, induction cooking, dishwasher & good storage
•Main bedroom with built-in mirrored robes
•Second bedroom or large study
•Reverse cycle heating and cooling for year-round comfort
•European laundry with washer/dryer combo
•Good sized balcony with access from living & main bedroom
•1 secure carpark & storage cage with lift access

The complex includes:
•Swimming Pool
•Rooftop lounge & bbq area
•Co-working hub

A healthy lifestyle is at your doorstep, with Molonglo Valley walking trails, Stromlo Forest Bike Park, Stromlo Leisure Centre and the National Arboretum all just moments away. The new local shopping complex is minutes from home and currently features an Early

2 1 1

FOR RENT
Please Call

AGENTS
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AGENCY
LJ Hooker Woden | Weston
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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.

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Learning Childcare Centre, veterinarian and Club Lime gym. Cooleman Court and Woden Town Centre are a short drive away, while quick access to major arterials via John Gorton Drive and Cotter Road provides seamless connectivity to the City, Parliamentary Triangle, Belconnen and Tuggeranong.

The Conditions:
- Available 26th February 2026
- Tenants are required to seek lessors' consent to keep pets
- EER unknown
- This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.
- This property features an embedded network for:

oElectricity through Energy Local Urban
oInternet through Lyneham Networks

Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER WESTON CREEK does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:
Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:
https://www.act.gov.au/__data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf











MORE DETAILS

Property ID	JT5H5W
Property Type	Apartment
Including	Study
	Air Conditioning
	Alarm
	Intercom
	Pool
	Balcony
	Gym
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking

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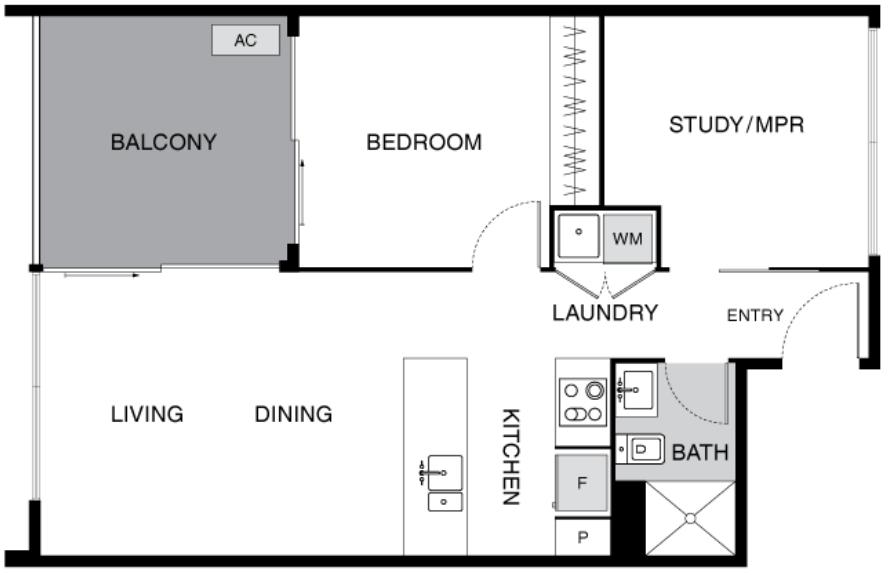
Floor Plan



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