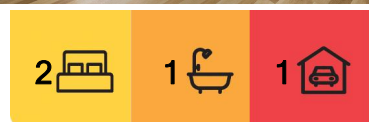


Denman Prospect, 42/14 Hoolihan Street

1 Bed + Study Apartment

- Open plan kitchen, living and dining with timber vinyl flooring
- Kitchen with electric cooking, dishwasher and stone benchtops
- Main bedroom with mirrored built in robe, Separate study with in-built desk
- Split system reverse cycle air conditioning and double glazing for year round comfort
- Good sized balcony on ground floor
- Single car space in restricted parking & storage cage

A healthy lifestyle is at your doorstep with Molonglo Valley walking trails, Stromlo Forrest Bike Park, Stromlo Leisure Centre and the Arboretum moments away. Minutes to the new shopping complex, currently home to a new Early Learning Childcare centre, veterinarian and Club Lime gym. A short drive to Cooleman Court and Woden shopping centres and access is quick to the City, Parliamentary Triangle, Belconnen and Tuggeranong via major arterials which connect directly from John Gorton Drive/Cotter Road.



For Lease
Please Call

View
ljhooker.com.au/HXRH5W

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EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



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.

The Conditions:

- Available now
- Tenants are required to seek lessors' consent to keep pets
- EER 6
- This property complies with the minimum ceiling insulation standard
- This property features an embedded network for:
 - oInternet- FTTP - Provider is SUPA networks
 - oElectricity & Gas - Tenants must connect to Energytrades

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 About this Property

Property ID	HXRH5W
Property Type	Apartment

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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

LJ Hooker Woden Weston Creek

42/14 Hoolihan Street, Denman Prospect