

## Denman Prospect, 63/26 Marie Little Crescent

### Stunning Views

Perfectly located in the Molonglo Valley suburb of Denman Prospect, this stunning two bedroom apartment offers convenience without any sacrifice on creature comforts.

Internally, the spacious open plan layout provides you with plenty of space, and a stunning modern finish. Featuring all the modern appliances and split system air conditioning, this apartment will tick all the boxes.

Features include:

- Panoramic views across the Molonglo Valley and towards Black Mountain and the National Arboretum



**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.

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**For Lease**

Please Call

**View**

[ljhooker.com.au/28ZHFHK](http://ljhooker.com.au/28ZHFHK)

**Contact**

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**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- Spacious open plan living area
  - Entertainers balcony with picturesque views
  - Reverse cycle air-conditioning
  - NBN connection
  - AEG dishwasher
  - Ample pantry and bench space
  - Ariston washer/dryer combo
  - European style laundry
- No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

#### Suburb Snapshot

Denman Prospect is a suburb currently under development in the Molonglo Valley district of Canberra, located within the Australian Capital Territory, Australia. It is named in honour of Lady Denman GBE, the wife of the fifth Governor-General of Australia, The Right Honorable The Lord Denman.

The principal ceremonial occasion during Lady Denman's term as first lady was the inauguration of the Federal capital on 12 March 1913. Lady Denman stood upon the newly laid Foundation Stones and pronounced, "I name the capital of Australia — Canberra". The name Denman Prospect was selected to distinguish the locality from the town of Denman, New South Wales.

The use of the suffix 'prospect' meaning view, vision or the outlook for the future, is considered significant in the context of the naming of Canberra by Lady Denman and Lord Denman's ensuing visionary speech for the future of the capital.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY 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:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



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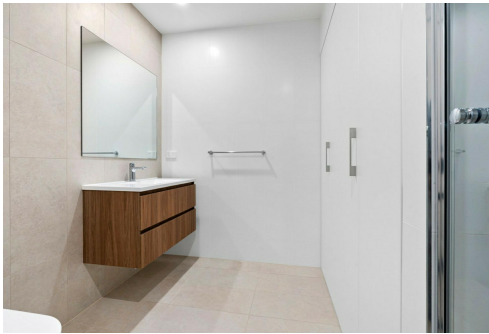
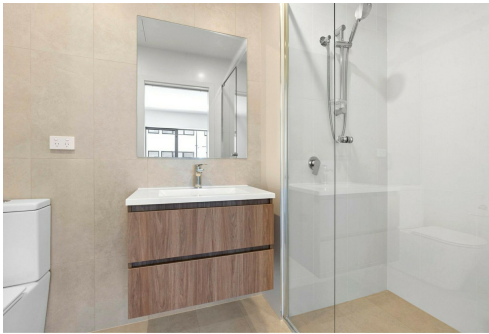
# More About this Property

Property ID	28ZHFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

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