



Leased



9/14 Hoolihan Street, Denman Prospect

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One Bedroom Apartment with great views!

This open and light filled apartment in the popular "East Gate" development offers unparalleled views over Canberra to Black Mountain Tower and the Arboretum plus a larger than most floorplan with features including;

- Adaptable floor plan built for wheelchair access featuring wider door frames, large bathroom and extra large car space
- Sunny open plan kitchen, living and dining area with floating timber floors opening out to the oversized balcony
- Spacious kitchen with AEG oven, induction cooktop and dishwasher, microwave, pull-out pantry, with ample bench and storage space
- East-facing bedroom with mirrored built in robe and direct balcony access
- A second separate custom-built walk-in robe for additional storage
- Generous bathroom with floor to ceiling tiles and under tile heating
- Split system reverse cycle air conditioning and full length double glazed windows for year round comfort
- European laundry with washing machine and clothes drier.
- Huge full length balcony with North-Easterly outlook and unbeatable views.
- Single car space in secure basement car park with storage cage and

FOR RENT

Please Call

AGENTS

Lauren Stonestreet
lstonestreet@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

lift access to the unit.

- 3-minute drive to Denman Village Shops with Supa-express for groceries, Honeysuckle bar, Morning Dew Café, Club Lime, chemist, dentist and doctors.

Don't miss out on this fantastic opportunity to enjoy the lifestyle on offer in Denman Prospect with Ridgeline Park Playground on your doorstep plus nature reserves and Mt Stromlo close by. In a central location you are just 15 minutes to Canberra City, Belconnen & Woden Town Centre's and 20 minutes to Tuggeranong.

This property does comply with minimum ceiling insulation standards, EER rating 6.

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

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

MORE DETAILS

Property ID 35W0GCV
Property Type Apartment

Lauren Stonestreet
Property Investment Manager | lstonestreet@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

