








# Denman Prospect, B210/15 Summerfield Close

## Modern Living in Boulevard

3 2 2

**For Lease**
Please Call

**View**
ljhooker.com.au/2CQPFHK

**Contact**
**Selena Wang**
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Experience modern living in this two bedroom plus study located in the desirable Boulevard. Step into an open plan living, dining and kitchen area that provides the perfect setting for a contemporary lifestyle. The kitchen is equipped with induction cooking, stone benchtops, dishwasher and soft-close joinery, seamlessly blending functionality with style.

Features include:
- Dishwasher
- Reverse cycle heating and cooling
- Double glazed windows
- Induction cooking
- Stone benchtops
- Soft-close joinery
- Powder room downstairs

**EER** ★★★★★★

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

**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.

- European laundry
- Washer and dryer combo
No current EER

This property is awaiting an insulation information from the Owners Corporation.

This property has valid exemption for minimum ceiling insulation standard.

This property features an embedded network for internet via VDSL2 broadband (with no NBN, provided by Lightning Broadband) as well as hot water and electricity, with tenants required to connect to Energy Locals.

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:
https://www.justice.act.gov.au/__data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

# More About this Property

| | |
|---|---|
| **Property ID** | 2CQPFHK |
| **Property Type** | Apartment |
| **Including** | Air Conditioning<br>Balcony<br>Dishwasher<br>Floorboards<br>Built-in-Robes |

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