

## Denman Prospect, 56 Ada Norris Avenue

### Dream home

With a modern look throughout, spacious living areas and attractive views, this home in Denman Prospect is the one for you. The kitchen is equipped with ample amounts of cupboard storage and a walk-in pantry. All four bedrooms are generously sized and offer built-in wardrobes.

Surrounding the home is a courtyard, with easy care gardens making it the perfect place to relax of an afternoon.

Features include:

- Modern look
- Central air conditioning
- Dishwasher
- Built-in wardrobes
- Courtyard



**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/2ASJFHK](https://ljhooker.com.au/2ASJFHK)

**Contact**  
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EER



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

- Spacious living areas
  - Walk-in pantry
- No current EER

This property complies 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

<b>Property ID</b>	2ASJFHK
<b>Property Type</b>	House
<b>Including</b>	Study Ducted Heating Dishwasher Floorboards Built-in-Robes

### Brian Wang 0419 897 354

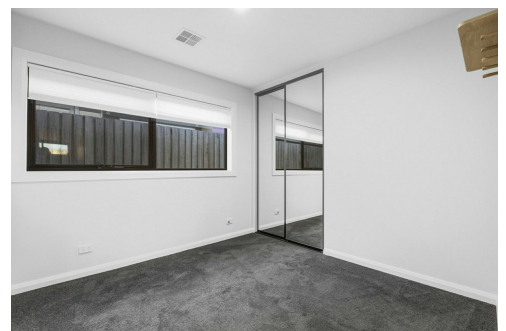
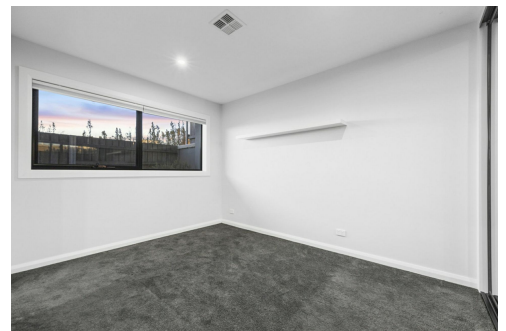
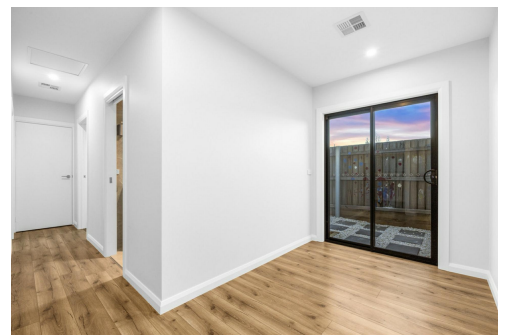
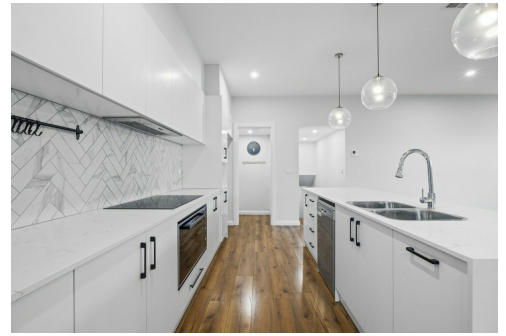
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### Stacie Baker 0404 365 887

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FLOOR PLAN