



Sold



13/14 Hoolihan Street, Denman Prospect

Bright apartment living with stunning views

Welcome to this beautifully designed two-bedroom apartment, positioned on Level 3 of the boutique EASTGATE development in the heart of Denman Prospect. With a functional layout, quality finishes, and a desirable northeast aspect, this home presents the perfect opportunity for first home buyers, downsizers, or investors alike.

Step inside to a spacious open-plan living area that flows effortlessly onto a large, private balcony, ideal for entertaining or enjoying quiet mornings in the sun. The gourmet kitchen is thoughtfully designed with AEG appliances, an electric cooktop, externally ducted rangehood, and generous bench and storage space, perfect for everyday living and hosting guests.

The main bedroom offers a peaceful retreat with a built-in robe, sleek ensuite, and private balcony access. The second bedroom is also well-proportioned, with built-in robes and easy access to the main bathroom featuring full-height tiling and underfloor heating. Additional highlights include a European laundry, roller blinds throughout, reverse cycle heating and cooling, and one secure car space with a storage cage.

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FOR SALE
\$529,000+

AGENTS

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AGENCY

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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.



Lifestyle Location:

Enjoy a well-connected and peaceful lifestyle with nearby amenities including:

Denman Village Shops (IGA, cafés, chemist, Club Lime, GP, and more)

Ridgeline Park

Local early learning centre

Walking trails and bike paths

Easy access to the city, Woden, and Belconnen

Features:

Development: EASTGATE

Designed by: Stewart Architects

Built by: Core Developers

Level 3 apartment with lift access

Open-plan living, dining and kitchen

Timber flooring in living, carpet in bedrooms

Kitchen with AEG appliances and electric cooktop

Externally ducted rangehood

Reverse cycle split system heating & cooling

Main bedroom with built-in robe, ensuite, and private balcony

Bathrooms with full-height tiling and heated flooring

European laundry

Roller blinds throughout

- FTTP connection

- friendly complex

One secure car space + storage cage

North-east facing main balcony

Essentials:

EER: 6.0

Living: 69m² (approx.)

Balcony: 16m² (approx.)

Total Living: 85m² (approx.)

Rates: \$420 p.q. (approx.)

Strata: \$898.32 p.q. (approx.)

Rental Estimate: \$620—\$640 per week

Land Tax (Investors only): \$508 p.q. (approx.)

Built: 2020

MORE DETAILS

Property ID	2DQZFHK
Property Type	Apartment
House Size	85 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.