



## Denman Prospect, 20/14 Hoolihan Street Stylish Apartment with Stunning Views

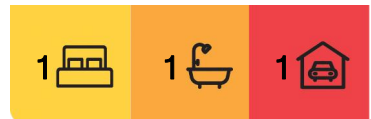
Experience the elegance of this thoughtfully designed 1-bedroom apartment with a versatile study, ideally situated in the sought-after Denman Prospect. The spacious, light-filled interiors seamlessly blend comfort with contemporary style. An open-plan design unites the kitchen, dining, and living spaces, flowing out to a generous private balcony—a perfect setting for both relaxation and entertaining. The stylish kitchen is equipped with quality appliances, ample storage, and a layout that caters to everyday living.

The main bedroom is a private retreat, featuring a built-in wardrobe and direct access to the balcony, where you can unwind and enjoy the picturesque surroundings. The dedicated study provides a flexible space for a home office or additional storage. A well-appointed bathroom, conveniently located directly across the bedroom, combines function with a modern aesthetic.

Located in the heart of Denman Prospect, this apartment offers a unique blend of natural



**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.



**For Sale**  
Offers Over \$410,000

**View**  
[ljhooker.com.au/2C1SFHK](http://ljhooker.com.au/2C1SFHK)

**Contact**  
**Hamid Muradi**  
0424 858 600  
hamid.muradi@ljhookerprojects.com.au  
**Simran Kaur**  
0424 636 448  
simran.kaur@ljhcanberracity.com.au

**EER** ★★★★★★

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

beauty and urban convenience. With stunning views of the Molonglo Valley and proximity to nature reserves, the area provides a peaceful escape while being just minutes from the city center. Residents can explore landscaped parks, biking, and walking trails-ideal for an active lifestyle. Enjoy the convenience of nearby cafes, shops, schools, and excellent public transport options within a vibrant, thriving community.

Whether you're a first-time buyer or investor, this apartment presents a rare chance to own a stylish, low-maintenance home in one of Canberra's most desirable suburbs. Don't miss out on this exceptional opportunity to embrace the best of both city and suburban living!

**Features:**

Development: Eastgate

Project by Stewart Architects and Core Developers

Apartment on level 4

Open plan living, dining and kitchen

Reverse cycle split system air conditioning and heating

LED lighting

Double glazed full height windows and sliding doors

High ceilings

Electric hot water

Roller blinds throughout

Floorboards in living and carpet in bedrooms

Spacious main bedroom with built in robe with plenty of storage

East facing main balcony off the living room

Gourmet kitchen with AEG appliances

Externally ducted rangehoods

Electric cooktop

Plenty of bench space and storage

European laundry

Heated bathroom floors

Full height wall tiling in bathrooms

NBN-FTTP

Pet friendly

One car space with storage cage

Close by you will find- My GP at Denman Prospect, Capital Chemist, Enhance Healthcare,

Evolving Smiles, Denman village IGA, Cafes, Dominos, Club Lime, community centre,

Denman village early learning centre, and Ridgeline Park

**Essentials:**

EER: 6

57m<sup>2</sup> of living

12m<sup>2</sup> balcony

Rates: \$1,459.59 per annum (approx.)

Land Tax (investors only): \$1,675.23per annum (approx.)

Strata: \$2,654.48 per annum (approx.)

Currently Rented at: \$500 per week

Age: 4 years (built in 2020)



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## More About this Property

<b>Property ID</b>	2C1SFHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Air Conditioning Balcony Dishwasher Built-in-Robes

### Hamid Muradi 0424 858 600

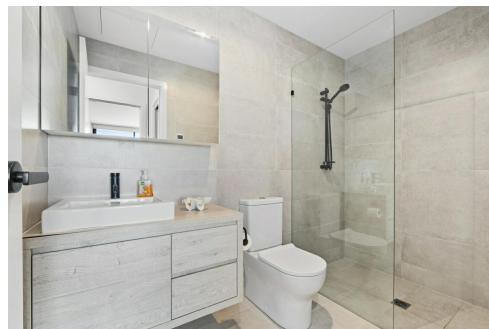
Sales Consultant | [hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)

### Simran Kaur 0424 636 448

Personal Assistant & ACT Licensed Agent to Hamid Muradi |  
[simran.kaur@ljhcanberracity.com.au](mailto:simran.kaur@ljhcanberracity.com.au)

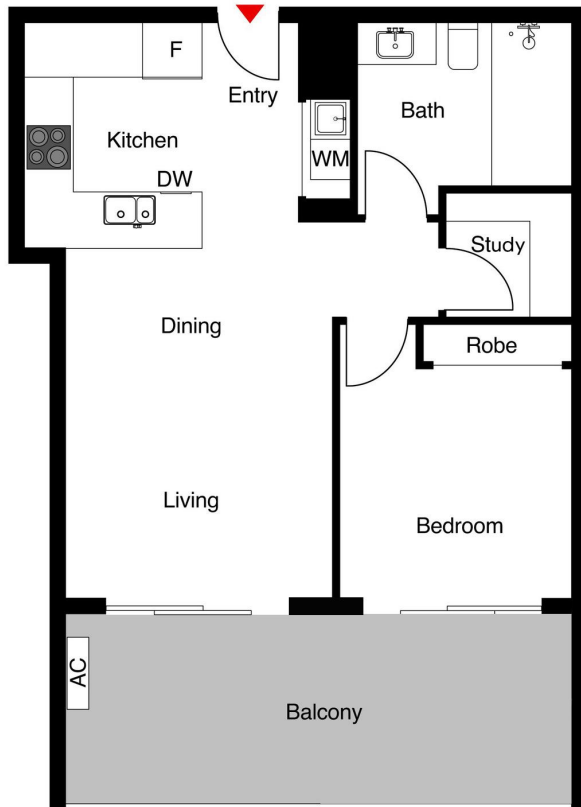
### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



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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.



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