

## Denman Prospect, 38/11 Hoolihan Street

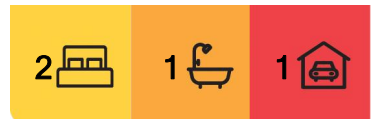
### Courtyard Living

Discover the pinnacle of modern living in the contemporary 'Essential' complex, where an outstanding opportunity awaits in the vastly growing Molonglo Valley district. This stylish apartment offers a perfect fusion of comfort, convenience, and natural beauty, making it an ideal choice for first-time buyers, professional couples, or investors alike.

At the heart of this home lies a contemporary open-plan kitchen, equipped with high-quality appliances that effortlessly blend style and functionality. This seamless flow between the kitchen and living areas ensures a harmonious living experience right out to the outdoor entertaining areas.

This home boasts two bedrooms, with built-in robes to the main. The modern bathroom is located next to the main bedroom for convenience.

What truly sets this home apart is its remarkable outdoor spaces. The open-plan living area seamlessly extends onto the balcony where entertaining guests, or simply unwinding



**For Sale**  
\$445,000 +

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**EER** ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



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becomes easy. Additionally, the apartment boasts a generous courtyard with a westerly aspect, perfect for enjoying the sunsets and offering even more outdoor space for relaxation, gardening, or creating your own personal retreat.

Nestled alongside expansive green spaces, this complex provides easy access to scenic hiking and cycling trails, with the newly established Denman Prospect precinct just a short commute or leisurely walk away.

#### Features:

- Located in the tightly held ' Essential' Complex.
- Two spacious bedrooms, with built in robes to the main.
- The second bedroom is fitted with a murphy bed, perfect for family and friends to visit.
- Double glazed windows throughout.
- Reverse cycle split system.
- Electric cooktop.
- European laundry.
- One allocated car space with close proximity to the entrance.
- Two segregated outdoor spaces, including a balcony and a generous courtyard.
- Close proximity to hiking and cycling trails, as well as the Denman Prospect shops.

EER: 6.0 Stars

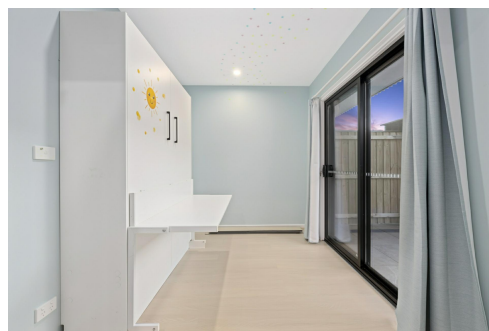
56m<sup>2</sup> of living

9m<sup>2</sup> balcony

Rates: \$1,545.24 p.a (approx.)

Land Tax (investors only): \$2,005.12 p.a (approx.)

Body Corporate: \$587.33 p.q (approx.)



## More About this Property

<b>Property ID</b>	HNTH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	56 m <sup>2</sup>
<b>EER</b>	6

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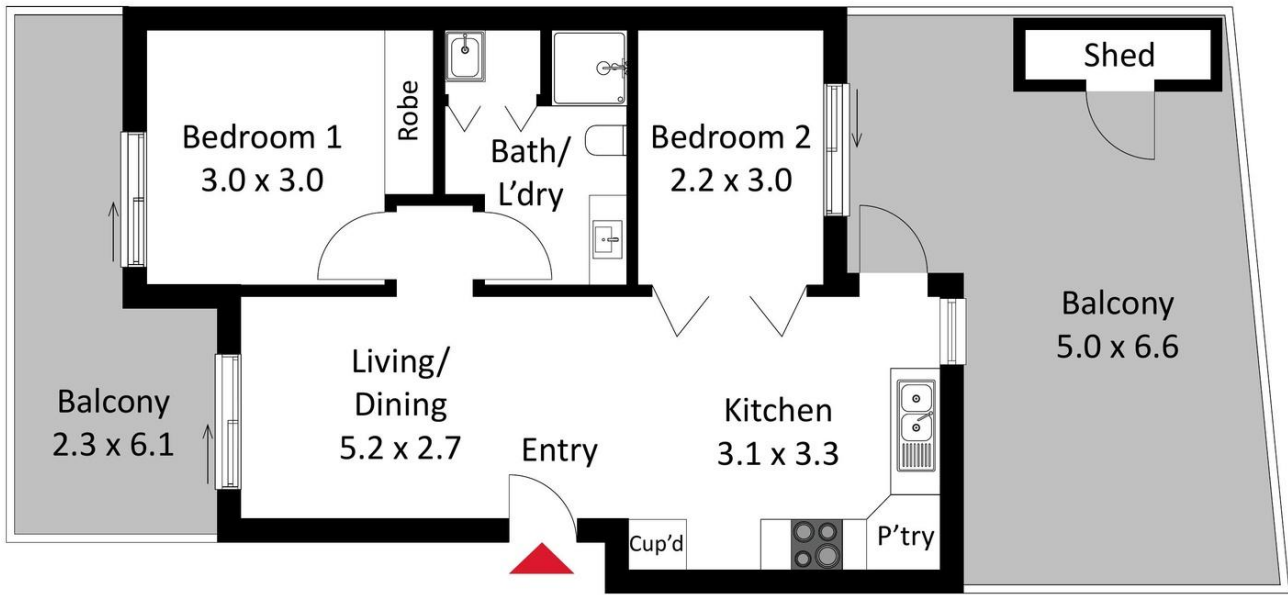
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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