



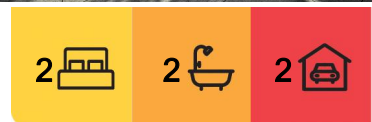
Denman Prospect, 39/14 Hoolihan Street

2brms PLUS a large study PLUS views !!

****Over the School Holidays, Easter and Anzac public holidays, contact Steph to arrange a time to inspect****

Located in the sought-after East Gate Development, this stylish and well-appointed apartment offers an exceptional blend of comfort, functionality, and modern design. Boasting two bedrooms, two bathrooms, and a designated multi-purpose room, this home is perfect for first home buyers, professionals working from home, young families, or those who love to entertain. With uninterrupted views across the Molonglo Valley and to Black Mountain Tower, this is a must to inspect.

The open-plan living and dining area is bathed in natural light, seamlessly connecting to a fantastic courtyard framed by mature trees, an ideal space for children, pets, or hosting gatherings. The oversized master bedroom features its own balcony, mirrored built-in wardrobes, and ensuite with heated flooring and floor-to-ceiling tiles. The second bedroom



For Sale
\$580,000 - \$610,000

View
By Appointment

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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.

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

also offers ample storage, and the home is designed for year-round comfort with two split systems ensuring the perfect climate across all seasons.

At the heart of the home, the kitchen boasts AEG appliances, a breakfast bar, and a generous pantry, catering to both casual meals and gourmet cooking. The combination of laminate and carpeted flooring, along with a linen cupboard and under-stair storage, ensures practicality without compromising on style. For those prioritising convenience, this home features two secure basement car spaces and a great-sized storage cage.

Ideally located in Denman, the Village Shops are only a short distance away where you can enjoy amazing new amenities ranging from cafes, bar, IGA and Club Lime gym to the Denman GP, Pharmacy, children's day care, newly built Denman Village Playground, local pub and more!

The features:

- * 'East Gate Development'
- * 2 bedrooms 2 bathrooms, 2 car garage
- * A designated multi purpose room perfect for working from home, kids room, or dining space
- * Heated flooring and floor to ceiling tiles in both bathrooms
- * Oversized master bedroom with balcony and ensuite
- * Open plan living and dining space with a great amount of natural light
- * A courtyard ideally situated off the living space with mature trees, perfect for children, pets and entertaining
- * Fantastic kitchen with induction cooktop, breakfast bar, AEG appliances, and large pantry
- * Combination of modern laminate and carpeted floors
- * Excellent storage with a large linen cupboard
- * Mirrored built in wardrobes
- * Two split systems for all year round comfort
- * Two car spaces in the secure basement carpark
- * Great sized storage cage for additional items such as bikes, camping gear, travelling items
- * NBN connectivity
- * Fantastic location connecting you to Denman Village with amazing amenities and shops on offer

The numbers:

Size: 87m2 living, 16m2 balcony, 40m2 courtyard

Level: 3 (70 apartments in total)

EER: 6

Built: 2020 by Core Developments and Stewart Architecture

Rates: \$454pq

Body Corporate: \$1,380pq

Estimated Rental: \$620 - \$650 per week



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More About this Property

Property ID	357FGCY
Property Type	Apartment
House Size	87 m ²
EER	6
Including	Study Air Conditioning Courtyard Balcony

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

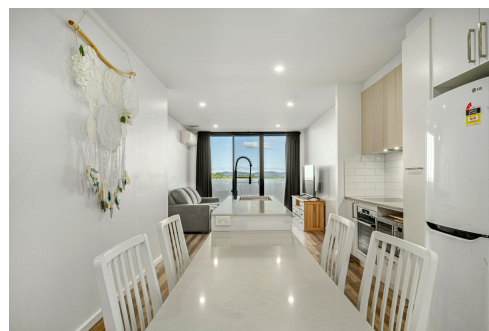
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

39/14 Hoolihan Street, Denman Prospect

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