







50/11 Hoolihan Street, Denman Prospect

A Large 1 bed Study with loads of potential!

Positioned in the sought after suburb of Denman Prospect, this beautifully presented one bedroom plus study apartment delivers the perfect blend of modern design, quality finishes, and effortless low maintenance living. Whether you're a first home buyer, downsizer, or investor, this stylish residence offers an outstanding opportunity to secure a quality home in one of Canberra's fastest growing communities.

Thoughtfully designed for everyday comfort, the apartment features a light filled open plan layout that seamlessly connects the living, dining, and kitchen areas. Situated on the top floor, the home boasts the rare advantage of a large private balcony providing outdoor spaces to relax, entertain, or enjoy your morning coffee.

The contemporary kitchen is fitted with quality appliances, generous bench space, and ample storage, making it both practical and functional for everyday living while complementing the home's modern aesthetic.

The spacious bedroom is accompanied by a separate study, offering the flexibility to work from home, create a guest space, or enjoy a

1 1 1

FOR SALE
$389,000+

VIEW
Sat 7th Nov @ 12:40PM - 1:10PM

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

dedicated home office. The beautifully appointed bathroom showcases full height wall tiling, a frameless glass shower, deluxe vanity, and has been further enhanced with an upgraded heat lamp and exhaust fan for added comfort.

Additional features include professionally installed block out blinds to the bedroom and living area sliding doors, reverse cycle heating and cooling for year round comfort, electric hot water, and a secure basement car space.

Located just moments from local cafés, shops, parks, walking trails, and public transport, this impressive apartment offers a lifestyle of convenience in the heart of Denman Prospect.

Features:
- Spacious one bedroom plus separate study
- Beautifully appointed bathroom with full-height wall tiling, frameless glass shower, and deluxe vanity
- Heat lamp and exhaust fan upgrade to the bathroom
- Open plan living and dining area
- Contemporary kitchen with quality appliances and ample storage
- Large private balcony
- Professionally installed block-out blinds to the bedroom and lounge sliding doors
- Reverse cycle heating and cooling
- Electric hot water system
- Combination of quality floorboards and carpet
- One secure basement car space
- Functional, low maintenance floorplan
- " Ideal for first home buyers, downsizers, and investors
- " Close to local cafés, shops, parks, playgrounds, and walking trails
- Easy access to public transport and major arterial roads
- Only minutes to the Molonglo River, Stromlo Forest Park, and the Canberra CBD

Essentials:
- " Internal Living: 65m² (approx.)
- " Outdoor Living: 13m² (approx.)
- " Total: 78m² (approx.)
- Rates: $539 pq (approx.)
- Strata $613.99 (including sinking fund) pq (approx.)
- Rental Appraisal: $500 - $520 pw
- EER: 6
- Land Tax: $653.78 pq (approx.) *(Investors Only)*
- Year Built: 2018 (approx.)

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER ★★★★★★

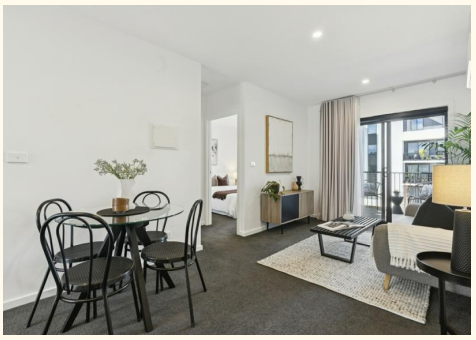
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MORE DETAILS

Property ID	2G73FHK
Property Type	Apartment
House Size	78 m2
EER	6
Including	Study
	Air Conditioning
	Dishwasher







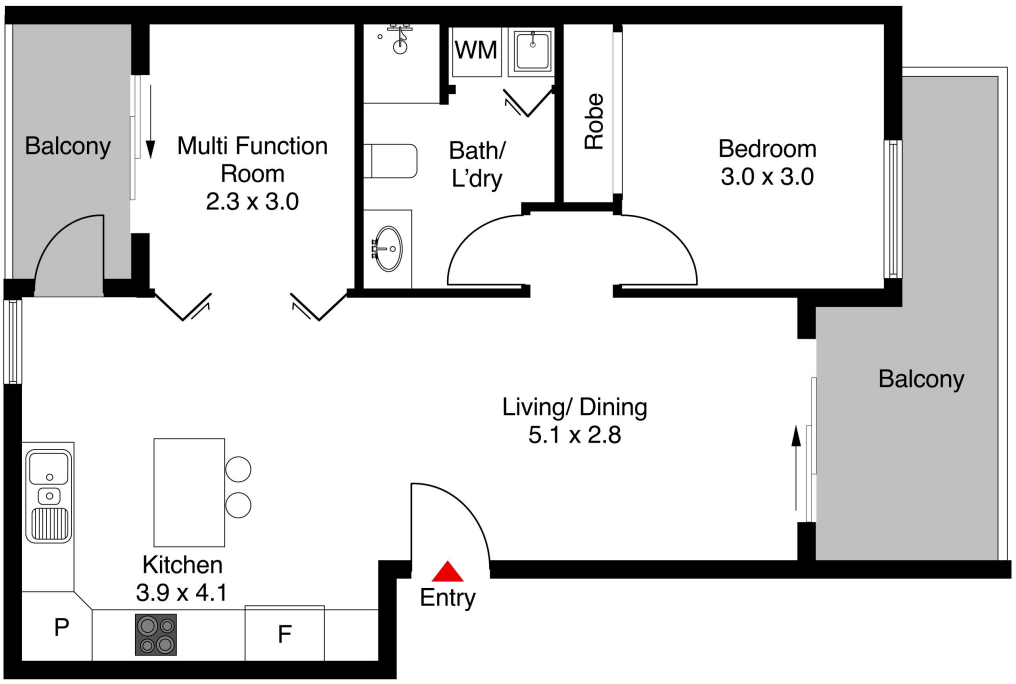




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The floor plan plan not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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