



Denman Prospect, 51/26 Marie Little Crescent

Ground Floor Comfort with Unique Garden Outlook

Auction Location: On Site

This beautifully presented two-bedroom apartment offers something special. Privacy, style, and a rare garden outlook that sets it apart from the rest. Tucked away on the ground floor, it's ideal for those who want low-maintenance living without compromising on space or comfort.

Step inside and you'll feel the difference. Carpeted throughout with tiled wet areas, the open-plan layout is filled with natural light and flows effortlessly out to a generously sized courtyard. It's the perfect space for morning coffee, weekend catchups, or a quiet evening in.

The main bedroom is large, with wall-to-wall built-in robes and plenty of room to breathe.



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.

2

1

1

Auction

Sat 14th Jun @ 11:30AM

View

Thu 5th Jun @ 5:00PM - 5:30PM

Contact

Dikshant Dhungel

0451 404 198

dikshant.dhungel@ljhmanuka.com.au

EER ★★★★★★

LJ Hooker Manuka

(02) 6239 5551

The second room is versatile, ideal for a study, guest space, or creative nook, with handy built-in shelving already in place. The bathroom includes a full-size tub, which is a rare bonus in apartment living.

The kitchen delivers big on function and storage, featuring sleek stone benchtops, tiled splash back, and quality AEG appliances throughout.

An added highlight: the apartment's secure basement car space is ideally positioned for direct internal access straight into the home. It's a rare and convenient feature that adds privacy and ease to everyday living.

Located in the heart of Denman Prospect, this is an opportunity to secure comfort, convenience, and lifestyle in one of Canberra's fastest-growing suburbs.

- * Ground floor position with private garden outlook
- * Spacious courtyard flowing off the living area
- * Large main bedroom with wall-to-wall built-in robes
- * Second room with built-in shelving
- * Bathroom with full-size tub and modern finishes
- * Carpeted living and bedrooms with tiled wet areas
- * Kitchen with stone benchtops, great storage, and AEG appliances
- * Reverse cycle air conditioning
- * European laundry
- * Secure basement parking and storage cage
- * NBN fibre to the premises
- * Close to Denman Village shops, cafes, parks, and public transport

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1U19FMF
Property Type	Apartment
House Size	63 m2
EER	6
Including	Air Conditioning Intercom Courtyard Dishwasher Built-in-Robes Secure Parking Liveability

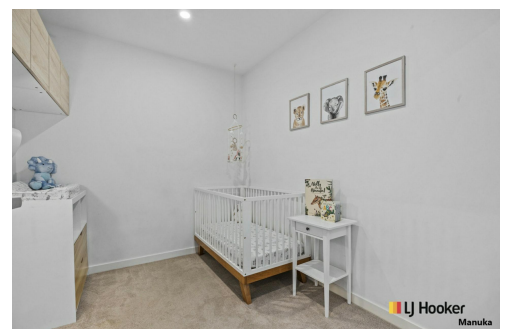
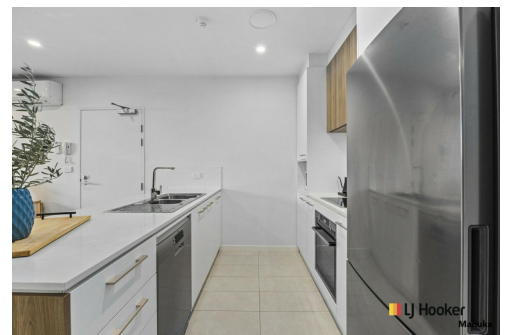
Dikshant Dhungel 0451 404 198

Property Consultant | dikshant.dhungel@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

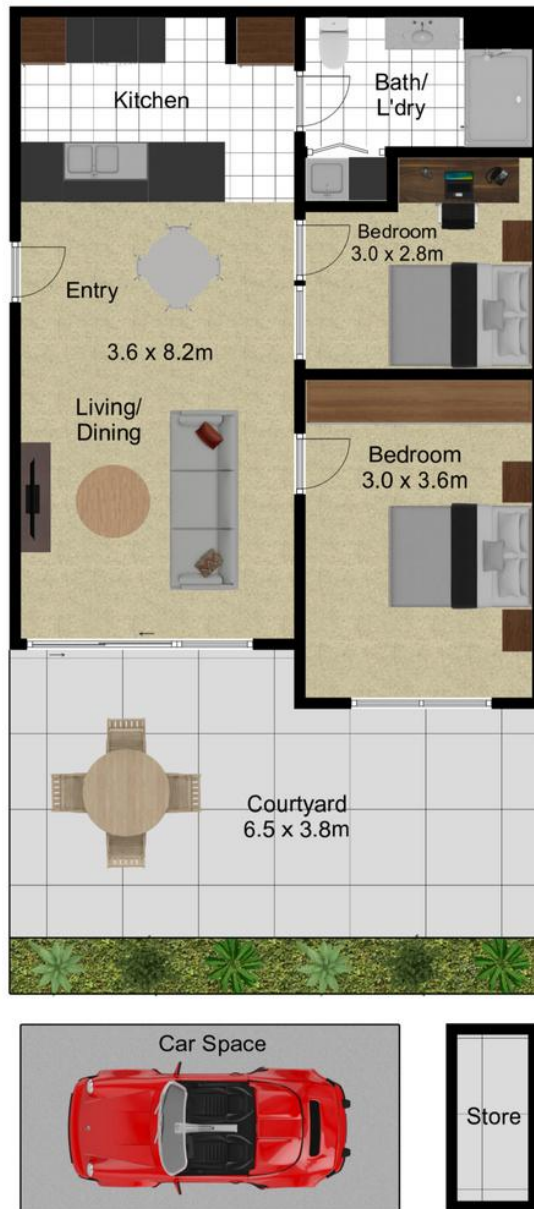
20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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.

LJ Hooker Manuka
(02) 6239 5551



LJ Hooker
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.