

**LJ Hooker**  
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## Denman Prospect, 51/26 Marie Little Crescent

### Ground Floor Comfort with Unique Garden Outlook

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. 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



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1U19FMF](http://ljhooker.com.au/1U19FMF)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

**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.

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

#### Investment & Outgoings:

- \* Body Corporate: \$1,023 p.q. approx.
- \* Rates: \$439 p.q. approx.
- \* Land Tax: \$545 p.q. approx. (if applicable)
- \* Rental Appraisal: \$560 - \$580 p.w.
- \* Living: 63m<sup>2</sup> approx. | Courtyard: 20m<sup>2</sup> approx.

Parking for inspections: The best entry is on John Gorton Drive, where you can also find convenient parking. Follow the signs to locate the building. Need assistance? Call 0451 404 198.

#### 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.



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## More About this Property

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

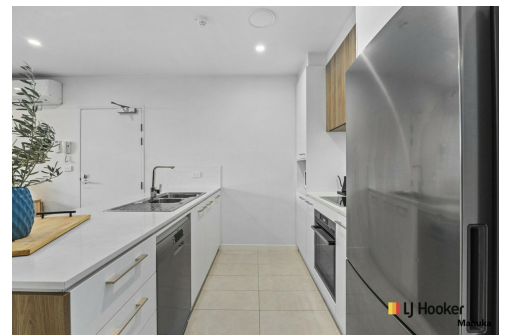
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