



Denman Prospect, 57/14 Hoolihan Street

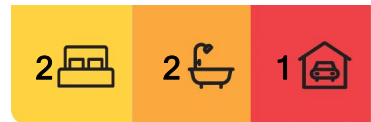
Light And Bright Living

Auction Location: Coco Republic —Canberra Centre

Auction: 25th September 2024 at Coco Republic —Canberra Centre

Welcome to this beautifully designed two-bedroom apartment, perfectly located in the sought-after Denman Prospect. Step into a spacious and light-filled living area that seamlessly blends comfort and style. The open-plan kitchen, dining, and living space flows out to a large private balcony, perfect for entertaining or enjoying a quiet moment. The contemporary kitchen features modern appliances, plenty of storage, and a practical layout that caters to both home cooking and entertaining guests.

The main bedroom is a private retreat, complete with a built-in robe, an ensuite, and its own access to a second balcony-ideal for enjoying the serene surroundings. The second bedroom is equally spacious, featuring built-in robes and positioned next to the main



For Sale
\$530,000+

View
ljhooker.com.au/2BQXFHK

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EER ★★★★★

LJ Hooker Canberra City
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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.

bathroom for added convenience. Additional highlights include a separate laundry room, ample storage, and air conditioning to ensure comfort all year round.

Located in the prestigious suburb of Denman Prospect, this property offers the perfect balance of nature and urban living. Known for its stunning views of the Molonglo Valley and its proximity to nature reserves, Denman Prospect provides a peaceful and picturesque environment while being just a short drive from the city centre. The suburb features beautifully landscaped parks, bike paths, and walking trails, making it ideal for an active, outdoor lifestyle. You'll also enjoy easy access to local cafes, shops, schools, and public transport, all within a growing and vibrant community.

Whether you're a first-time homebuyer, downsizer, or investor, this apartment offers a rare opportunity to own a low-maintenance, modern home in one of Canberra's most desirable suburbs. Don't miss your chance to experience the best of urban and suburban living!

Features:

Development: Eastgate

Project by Stewart Architects and Core Developers

Apartment on level 5

Open plan living, dining and kitchen

Reverse cycle split system air conditioning and heating

LED lighting

Double glazed full height windows and sliding doors

High ceilings

Electric hot water

Roller blinds throughout

Floorboards in living and carpet in bedrooms

Spacious main bedroom with built in robe with plenty of storage, ensuite and private balcony

North- East facing main balcony off the living room

Gourmet kitchen with AEG appliances

Externally ducted rangehoods

Electric cooktop

Plenty of bench space and storage

European laundry

Heated bathroom floors

Full height wall tiling in bathrooms

NBN-FTTP

Pet friendly

One car space with storage cage

Close by you will find- My GP at Denman Prospect, Capital Chemist, Enhance Healthcare, Evolving Smiles, Denman village IGA, Cafes, Dominos, Club Lime, community centre, Denman village early learning centre, and Ridgeline Park

Essentials:

EER: 6

69m² of living

16m² balcony

Rates: \$420 per quarter (approx.)

Land Tax (investors only): \$508 per quarter (approx.)

Strata: \$898.32 per quarter (approx.)



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Rental estimate: \$580-\$620 per week

Age: 4 years (built in 2020)

*Please note the photos are virtually styled, if you inspect the property the furniture will not be there.

More About this Property

Property ID	2BQXFHK
Property Type	Apartment
House Size	85 m ²
EER	6

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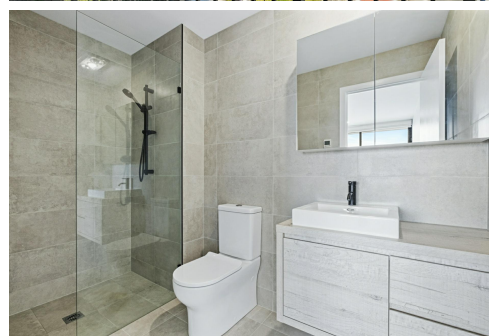
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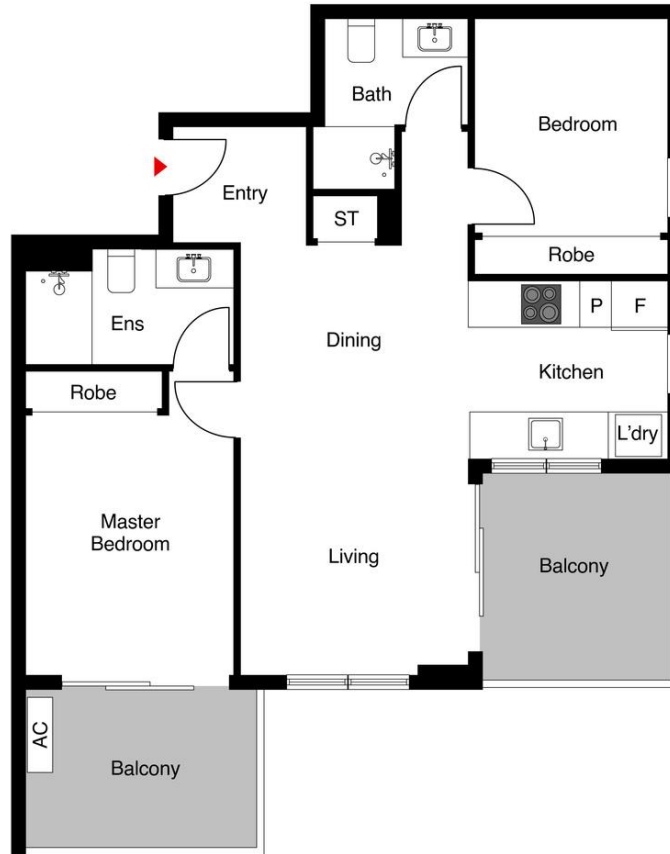
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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