



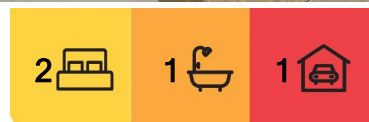
## Denman Prospect, 58/26 Marie Little Crescent

Premium Views, Location and Urban living.

Introducing this stunning apartment offers a lifestyle of comfort and sophistication, perfect for those seeking contemporary urban living.

As you step inside, you'll be greeted by an inviting open-concept living area that seamlessly connects the kitchen, dining and living. The kitchen which looks out to your private balcony and the surrounding views is well equipped, featuring modern appliances, storage space, and a sleek stone countertop.

The spacious master bedroom, filled with natural light, provides built in robes and easy access to the living area. One additional bedroom provides flexibility for guests, children, or a home office, ensuring there's space for everyone. The bathroom features contemporary fixtures and finishes, providing both style and functionality for your everyday needs.



**For Sale**  
\$440,000+

**View**  
[ljhooker.com.au/2AWHFHK](http://ljhooker.com.au/2AWHFHK)

**Contact**  
**Tom Grenfell**  
0432 383 753  
[tom.grenfell@ljhcanberracity.com.au](mailto:tom.grenfell@ljhcanberracity.com.au)

**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700



**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.

The property has recently had Magnetite windows installed throughout. This improves the comfort of a room, home or building by reducing the noise and creating a comfortable, stable indoor temperature. Magnetite allows existing windows to be converted to a double-glazed system providing the benefits of double glazing.

Step outside onto your private balcony which has access from the living area. It's the perfect spot to enjoy your morning coffee or unwind after a long day soaking in the views of the surrounding area.

Conveniently located just minutes away from schools, parks, transportation routes and major shopping centres just a short drive away. This home has it all. Don't miss your chance to make this property your new home in the desirable community of Denman Prospect.

#### Key Features:

- \* Magnetite windows installed throughout
  - \* North East facing two-bedroom apartment
  - \* Private Balcony
  - \* Spacious master bedroom, 1 Study/bedroom.
  - \* Kitchen includes stone bench tops and stainless-steel appliances
  - \* Reverse-cycle heating & cooling
  - \* Open concept living/dining area - perfect for entertaining
  - \* Attached 1 car space with direct home entry
  - \* Euro Style Laundry
  - \* Prime location minutes from schools, parks, shopping, and highways
  - \* Quiet neighborhood in the desirable Denmen Prospect community
- Property Address: 58 Marie Little Crescent, Denman Prospect. Canberra.
- Home size: 63m2 Total living space and 11m2 Balcony.
- Strata Fees: \$646 per quarter (approx.)
- Land Tax (if rented): \$512 per quarter (approx.)
- Rates: \$426 per quarter (approx.)
- EER: 6.0 stars

\*Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.\*



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**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.

## More About this Property

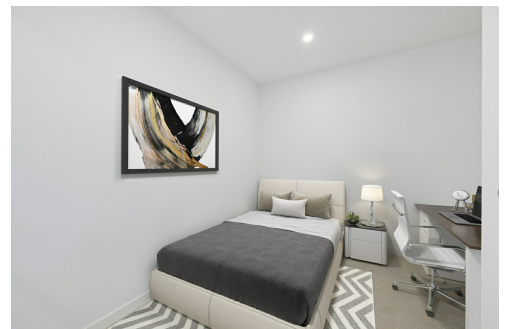
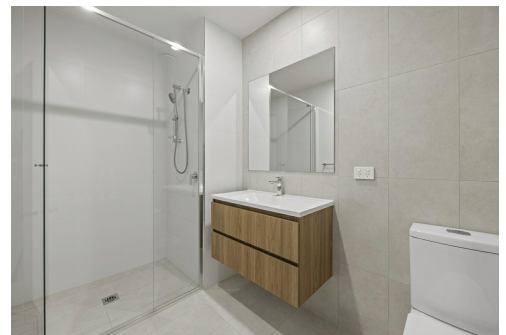
<b>Property ID</b>	2AWHFHK
<b>Property Type</b>	Apartment
<b>House Size</b>	63 m <sup>2</sup>
<b>EER</b>	6

**Tom Grenfell 0432 383 753**

Sales Consultant | [tom.grenfell@ljhcanberracity.com.au](mailto:tom.grenfell@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](mailto:canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.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 Canberra City**  
**(02) 6249 7700**

