



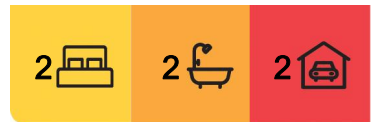
## Denman Prospect, 62/26 Marie Little Crescent

### Modern Living with Elevated Views

This stunning 2 bedroom, 2 bathroom apartment in Denman Prospect is the perfect blend of modern design and urban convenience. With a spacious 82sqm of living space, this apartment boasts a sleek kitchen, light filled open plan living spaces and a large private balcony with elevated views towards the arboretum and Telstra Tower.

Positioned on the 2nd floor, this corner unit also boasts generously sized segregated bedrooms, stylish bathrooms with floor to ceiling tiling and reverse cycle air conditioning to ensure year-round comfort. There is also secure basement parking for two cars and a storage locker.

Situated in the heart of the Molonglo Valley and conveniently positioned just moments away from the vast array of amenities of Cooleman Court, Stromlo Forest Park, local schools, public transport and with easy access to the Tuggeranong Parkway, this modern



**For Sale**  
\$580,000 +

**View**  
Sat 7th Dec @ 2:00PM - 2:30PM

**Contact**  
**Andy Greenberger**  
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**EER** ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



**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.

abode will tick a lot of boxes and is a must see!

So if you are looking for a low-maintenance urban lifestyle or a great investment opportunity, don't miss out and contact me today to inspect!

Apartment size: 82m<sup>2</sup>

Balcony size: 24m<sup>2</sup>

Rental potential: \$570 to \$600 per week unfurnished

Body corporate fees: \$3,229 per annum approximately

Rates: \$1776 per annum approximately

Year built: 2021

Property Features:

- Built by the highly regarded Milin Builders Canberra
- A corner unit positioned on the 2nd floor
- Light filled open plan living with large floor to ceiling windows
- Generous covered balcony that can be accessed from the living area and both bedrooms
- Sleek kitchen furnished with stone bench tops and stainless-steel appliances
- Floor to ceiling tiling in the bathrooms
- Wall hung vanities
- Heated towel rail in ensuite
- Separate laundry with high end dryer
- Reverse cycle air conditioning
- Blackout blinds in both bedrooms and the living area
- Secure building equipped with an intercom system
- 2 basement car spaces plus a storage locker
- Plus a host of other features on offer!

## More About this Property

<b>Property ID</b>	HJQH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	82 m <sup>2</sup>
<b>EER</b>	5
<b>Including</b>	Air Conditioning

**Andy Greenberger 0400 819 650**

Senior Sales Consultant - Licensed Agent |  
andy.greenberger@ljhwoodenweston.com.au

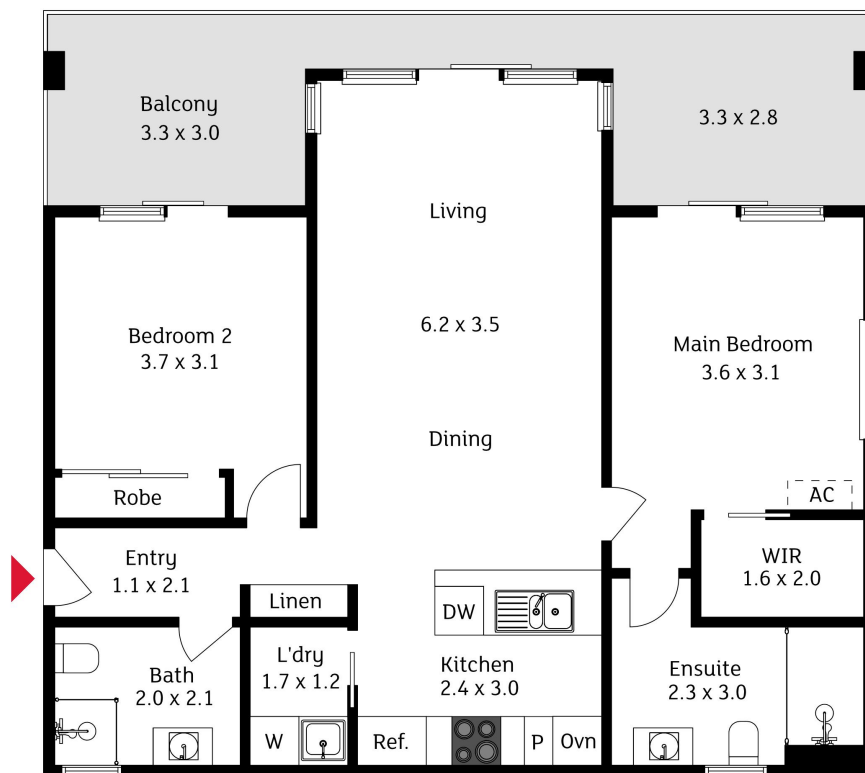
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

62/26 Marie Little Crescent, Denman Prospect

Produced by DIAKRIT