



Denman Prospect, C704/1 Holborow Avenue

Luxury at the Top: A Penthouse Like No Other

Key Features You'll Love:

- *Spacious 3-bedroom penthouse with breathtaking views
- *Two distinct living areas
- *Over 60sqm outdoor living & entertaining with views of Black Mountain
- *Floor-to-ceiling double glazed windows and sliding doors
- *Ducted air-conditioning throughout
- *Luxurious Master Suite with double vanity and walk-in robe
- *Entertainer's kitchen with designer finishes
- *Large walk-in pantry
- *High-end Franke appliances, including a 900mm oven, cooktop, and rangehood
- *Sleek stone benchtops
- *Under tile heating in all bathrooms
- *Heated towel rails and under-vanity sensor lights



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.

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For Sale
\$1,400,000+

View
Sat 19th Jul @ 11:00AM - 11:30AM

Contact
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EER ★★★★★★

LJ Hooker Projects ACT
(02) 6249 7700

Why You'll Want to Live Here:

Welcome to The Penthouse, set within Boulevard, where luxury living reaches its finest expression. Spacious floorplans with light-filled interiors punctuated by lavish fixtures and finishes, flowing out to generous balconies thoughtfully oriented to capture the Northern sun.

Featuring 2 separate living areas, with the added convenience of 3 basement parking spaces. Every detail has been crafted with indulgence in mind, from the oversized ensuite with dual vanities, to the entertainers' kitchen that blends style and function seamlessly. It flows effortlessly into the expansive living and dining areas, which opens onto to a huge balcony —perfect for entertaining or relaxing with a view. With floor-to-ceiling windows throughout, you'll enjoy stunning panoramic views from every room.

But it's more than just a home —it's an experience. From the luxurious finishes to the impressive amenities, this penthouse offers a lifestyle that's second to none. Elevate your living at C704/1 Holborow Avenue, Denman Prospect where luxury meets sophistication.

Why This Location is Fantastic:

- *1.2km to Woolworths Metro Wright
- *9.2km to The Canberra Hospital
- *5km to Cooleman Court
- *7km to Westfield Woden
- *Complex includes pool, executive dining space and grand lobby

Key Property Details:

- *EER: Average 6 stars
- *Year Built: 2024
- *Internal Living Space: 153m² (approx.)
- *Balcony: 66m² (approx.)
- *Parking: 3 secure basement spaces + storage cage
- *Body Corporate Fees: \$1,720 p.q. (approx.)
- *Rates: \$1,812 p.q. (approx.)
- *Rental Appraisal: \$900 per week

More About this Property

Property ID	1WAJGR5
Property Type	Apartment
EER	6

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