



Denman Prospect, G21/1 Holborow Avenue

Live the Loft Lifestyle: Trendy and Convenient

Live the Loft Lifestyle: Trendy and Convenient

Experience modern living in this north-facing, one-bedroom loft located in the desirable Boulevard. This stylish loft offers the convenience of direct access through the courtyard, allowing you to bypass the lobby for added ease. Step into an open plan living, dining, and kitchen area that provides the perfect setting for a contemporary lifestyle. The kitchen is a culinary dream, equipped with induction cooking, stone benchtops, an integrated rangehood, and soft-close joinery, seamlessly blending functionality with style. This loft also features a downstairs powder room for guests and an additional bathroom and walk-in robe upstairs, all designed with a free-flowing layout to maximise the benefits of the north-facing aspect.

Embrace an active lifestyle with the great outdoors of the Molonglo Valley at your doorstep, perfect for hiking, biking, and exploring nature. Alternatively, enjoy the convenience of a



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.



For Sale
\$450,000+

View
By Appointment

Contact
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EER ★★★★★★

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quick 15-minute drive to the bustling CBD. Local amenities, including schools, and childcare facilities, are just moments away, making daily errands a breeze. Take a leisurely stroll to Denman Village Shops where you can find a supermarket, a variety of eateries, a healthcare centre, and a gym.

Living in Boulevard offers an array of exceptional amenities, including the unique round-shaped pool for relaxation, for the modern resident, Boulevard features an onsite co-working hub, ideal for work-from-home days, a rooftop dining room with a full kitchen for hosting dinner parties and enjoying meals with a view. The adjoining rooftop terrace features BBQ facilities, while the beautifully landscaped communal garden spaces provide a tranquil environment for relaxation and socialising.

Don't miss the opportunity to call this stylish, comfortable, and conveniently located loft your new home. Experience the best of contemporary living in Boulevard—a community designed for your lifestyle.

Features:

Development: Boulevard

Designed by Judd Studio

Builder & Developer: Core Developments

Open plan living, dining and kitchen

Double glazed windows

Franke appliances in the kitchen

Induction cooking

Stone benchtops

Integrated Rangehood

Soft close joinery

Timber vinyl plank flooring and quality wool carpet

Under stair storage

Powder room downstairs

Reverse cycle split system heating and cooling

LED lighting

Full height tiling in bathroom

European laundry

NBN-FTP

Pet friendly

Secure car space in basement

Storage cage in basement

Unique mid-century modern design

Proximity to; 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

Amenities: Resort style pool, coworking space, Rooftop dining room with full kitchen, rooftop terrace with BBQ and communal garden spaces

Essentials:

EER: 6

30m² of living (ground)

21m² living (loft)

19.5m² courtyard

Total 70.5m²



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Strata: \$2,437.26 per annum (approx.)

More About this Property

Property ID	2BG5FHK
Property Type	Apartment
Land Area	51 m ²
EER	6

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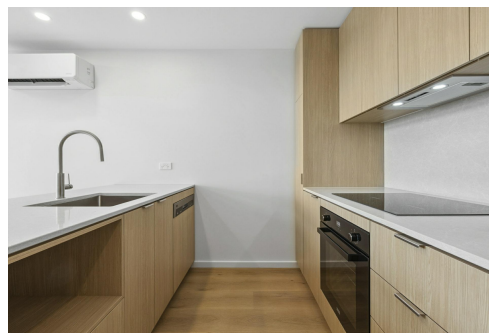
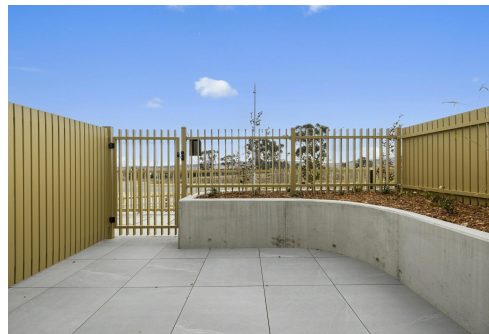
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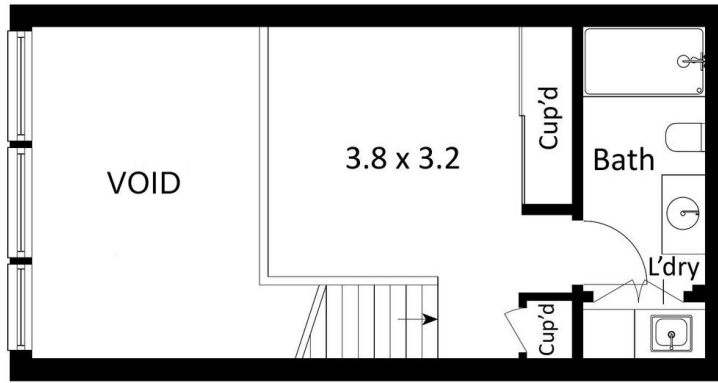
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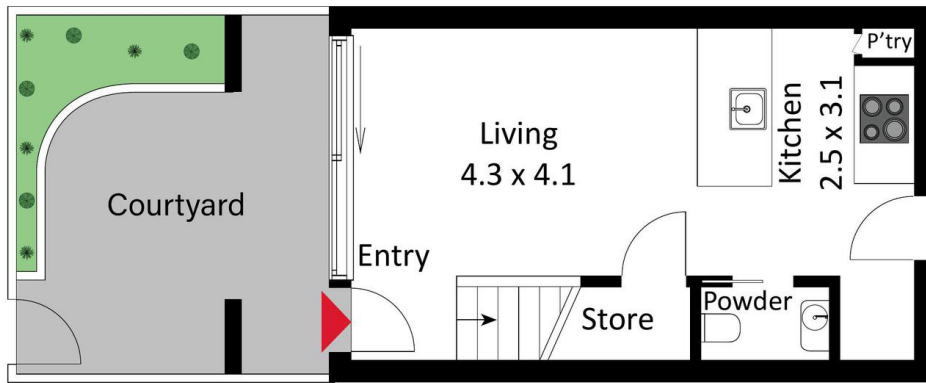


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First Floor



Ground Floor

The site plan and floor plan are 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.

