






G52/26 Marie Little Crescent, Denman Prospect

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## Elevated Ground-Floor Living with Expansive Courtyard, Black Mountain Outlook & Strong Investment Appeal

**FOR SALE**

\$499,000+

**VIEW**

Sat 20th Jun @ 11:00AM - 11:20AM

**AGENTS**

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**AGENCY**

LJ Hooker Woden | Weston

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OPEN HOME ACCESS is via the driveway for 44 Marie Little Crescent, please drive down to the visitor parking and access via complex door

Positioned within the sought-after Elody complex, this beautifully appointed ground-floor apartment delivers a sophisticated blend of modern design, quality finishes, and effortless indoor-outdoor living. Set against a tranquil backdrop with views toward Black Mountain, this is a home that offers both lifestyle and privacy in equal measure - alongside an attractive investment opportunity.

From the moment you step inside, the light-filled open plan living and dining area creates an immediate sense of space and comfort, seamlessly extending out to a generous private courtyard. With a large, partially covered patio, this outdoor area is perfect for alfresco dining, entertaining, space for your pets to thrive, or simply unwinding while enjoying the peaceful outlook.

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**

The kitchen has been thoughtfully designed to combine style and functionality, featuring stone benchtops, quality stainless steel appliances, electric cooking, and excellent storage. The main bedroom is well-proportioned with built-in robes and access to the courtyard, while the second bedroom offers flexibility as a guest room or study.

Designed for streamlined, low-maintenance living, the home includes a sleek and modern bathroom with euro laundry, ideal for those seeking contemporary simplicity.

Enhancing its appeal further, the property is currently leased at \$550 per week until February 2027, providing a secure and immediate return for investors.

Additional features such as reverse cycle heating and cooling unit, two secure underground car spaces, and ample visitor parking complete the package. A perfect choice for investors, first home buyers, or downsizers seeking a stylish, low-maintenance home with immediate income in a thriving and well-connected community.

Located in the heart of Denman Prospect, you'll enjoy easy access to local shops, cafes, parks, and arterial roads, all while being moments from the natural beauty of the surrounding landscape.

#### Features:

- Ground-floor position with private courtyard and peaceful outlook toward Black Mountain
- Spacious open plan living and dining flowing seamlessly outdoors
- Large, partially covered patio ideal for alfresco entertaining
- Modern kitchen with stone benchtops, stainless steel appliances, electric cooking & great storage
- Generous main bedroom with built-in robes and courtyard access
- Flexible second bedroom - ideal as a study, guest room or home office
- Sleek bathroom with contemporary finishes
- Reverse cycle heating and cooling unit
- Two secure underground car spaces plus visitor parking
- Currently leased at \$550/week until February 2027

Living size: 61m<sup>2</sup> + courtyard

Rates: \$409 p.q (approx.)

Land tax: \$485.33 p.q (approx.)

Body corporate: \$896.10 p.q (approx.)

Construction: 2021

EER: 6 stars



## MORE DETAILS

Property ID JUUH5W  
Property Type Apartment  
EER 6

### Jane Macken 0408 662 119

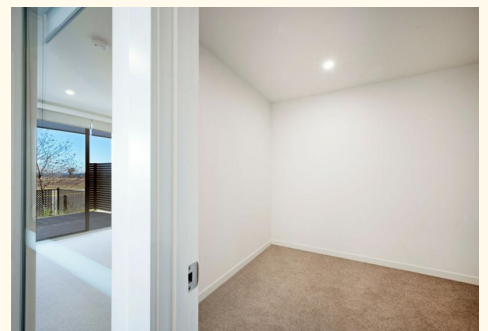
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.