

**33/14 Hoolihan Street, Denman Prospect, ACT 2611**



**Apartment For Sale**

Thursday, 21 December 2023

33/14 Hoolihan Street, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 69 m2**

**Type: Apartment**



Lauren McDonald  
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**\$599,000+**

Nestled in the sought-after enclave of East Gate, this top-floor 2-bedroom apartment in Denman Prospect embodies contemporary elegance paired with panoramic views. As you step inside, natural light embodies the apartment through expansive windows, painting the open living space with a warm, inviting ambiance. The seamless integration of the living, dining, and kitchen areas creates a versatile space ideal for both relaxation and entertainment. The gourmet kitchen, featuring German engineered AEG appliances, externally ducted range hoods, induction cooktops and an abundance of bench space and storage will astound even the fussiest cook. You'll also enjoy soft close drawers and double bowl sinks with cutting board and flexi mixer. The master bedroom offers a tranquil retreat with its own en-suite bathroom, offering comfort and privacy. The second bedroom, equally well-appointed, presents flexibility as a guest room, office, or personal sanctuary. Beautiful bathrooms, with toasty underfloor heating, full height wall tiling, frameless showers, shaving cabinets and deluxe wall-mounted vanities. With two separate balconies the apartment offers versatile outdoor entertaining and privacy; a serene haven where morning coffees are greeted by breathtaking sunrises and evenings showcases the splendour of the city lights. Located in the heart of Denman Prospect, residents relish the convenience of nearby cafes, restaurants, and boutique shops while savouring the tranquillity of this elevated locale. \* Segregated two bedroom top floor apartment \* Panoramic views out to Telstra Tower. \* Double-glazed windows \* LED downlights \* Reverse cycle air conditioning \* Gourmet kitchen, featuring German engineered AEG appliances \* 1 allocated car space with storage cage  
Strata: \$3,446pa (approx.) Rates: \$1,676pa (approx.) Land Tax: \$2,045pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.