

37/11 Hoolihan Street, Denman Prospect, ACT 2611



Apartment For Sale

Wednesday, 12 June 2024

37/11 Hoolihan Street, Denman Prospect, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 77 m2

Type: Apartment



Jonny Warren
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Sienna Sewter
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Offers over \$549,000

Nestled within the vibrant, growing community of Denman Prospect, this cosy two-bedroom, two-bathroom apartment tells the heartwarming story of a couple's first home together. Purchased off the plan in 2021 and lovingly settled into in 2023, the homeowners were immediately drawn to the incredible location, promising a lifestyle of comfort and convenience. Known for its family friendly community vibe and regularly hosted events, Denman Prospect is framed by gorgeous views over the Molonglo Valley, offering a safe and serene setting year-round. The apartment itself features an inviting open plan kitchen and dining room, transformed by the current owners into a welcoming living area - warmed by the afternoon sun. With sliding door access to a sizeable tiled courtyard, this space has provided the perfect place for entertaining guests and hosting BBQs and celebrations alike. The well-equipped kitchen boasts a large breakfast bar, fit with a double stainless-steel sink which overlooks the living space, as well as electric Omega appliances ensuring efficient cooking and cleaning. The bedrooms, situated at opposite ends of the apartment, offer individual spaces for rejuvenation. The master bedroom features his and hers built-in wardrobes, along with a private ensuite and sliding door access to a balcony - creating a peaceful retreat for rest. Both the master bedroom and living space are kept comfortable year-round by separate Fujitsu inverter air conditioning units. Since moving in, the homeowners have made several thoughtful upgrades to enhance their living experience. They installed a generous coat cupboard along the entryway, with built-in shelving for shoes, and replaced the flooring throughout with stunning engineered timber. To add to their comfort and privacy, they also introduced block-out roller blinds and honeycomb blinds to reduce light and sound. Situated within the 'Essential' complex their daily essentials are easily accessible, with the Denman Village Shopping Centre and local amenities within walking distance of the front steps. The surrounding suburbs, including Belconnen, are only a short drive away, offering an abundance of retail options, eateries, and renowned schools for all ages. Among the homeowners cherished memories in their humble abode, they fondly recall their excitement and contentment when they brought home their fur-baby, Loki - watching him explore and settle into the space they filled with love. Their journey here has been filled with an abundance of joy and unforgettable memories and will forever hold a special place in their hearts as their first home. As they bid farewell to the close of this chapter, they pass along the keys to a home filled with the echoes of laughter and brimming with the potential of the new inhabitants.

More Details:- Secure 'Essential' apartment complex- Located in Block D, with exclusive access for Block D residents only- Situated on the second floor- Single level, North facing apartment- Master bedroom ft. his & her's built-in wardrobes with mirrored sliding doors, private ensuite & sliding door access to balcony- Second bedroom ft. built-in wardrobe with sliding mirrored doors- Generous open living space upon entry ft. sliding door access to balcony- Open plan kitchen & dining ft. feature wall panelling & sliding door access to courtyard- Kitchen ft. breakfast bar, double stainless-steel sink & Omega appliances inc. dishwasher, four burner electric cooktop & oven - Brand new, engineered timber flooring throughout (2024)- Norman honeycomb blinds & plush carpet to both bedrooms- Block out retractable blinds (to living & dining sliding doors) (2024)- Two x Fujitsu inverter A/C (to living & master bedroom)- LED downlights throughout- Large main bathroom ft. large shower with adjustable shower head & European style laundry- Two built-in linen cupboards ft. generous storage- Undercover, tiled balcony ft. wall mounted garden tap (accessible via living & master bedroom)- Sizeable tiled courtyard with direct access to communal garden/rear car space- Secure single car allocated car space ft. storage cage- Additional single car allocated car space (accessible to the rear of the property)- Secure front & rear entry points, to communal foyer- Complex inc. communal gardens & on-site visitor parking- Within walking distance of public transport, local parks, playgrounds & Denman Village Shops inc. grocer, cafe & medical centre- Short commute to surrounding suburbs inc. Belconnen Westfield, with access to an abundance of shops & renowned schools- Year Built: 2023- EER: 6 stars- Approx. Living Size: 77.02 sqm- Approx. Balcony Size: 9 sqm- Approx. Courtyard Size: 27.66 sqm- Approx. Council Rates: \$527 per quarter- Approx. Strata Levies: \$260 per quarter- Approx. Sinking Admin Fund: \$169.54 per quarter- Approx Total Strata Funds: \$429.54 per quarter- Approx. Rental Return: \$560 - \$600 per week