

4 14 Hoolihan Street, Denman Prospect, ACT 2611

Apartment For Sale

Monday, 6 November 2023

4 14 Hoolihan Street, Denman Prospect, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Emma Zeller



Angela Weatherill
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Offers Over \$430,000.00

With views overlooking the Molonglo Reserve and to Telstra Tower, this one-bedroom apartment will provide the privacy of Denman Prospect, while keeping you in arms reach of the best Canberra has to offer. Bright and functional, the open plan kitchen and living creates a natural flow through the apartment to the generous balcony which is fully enclosed to comply with cat containment laws. An impressive, well designed kitchen with modern finishes is a great feature for anyone with a keen interest in cooking. Rounding out this impressive home is a great sized bedroom with built in robe PLUS a multipurpose storage room which could be used as either a study nook or for internal storage. The

HIGHLIGHTS:

- Open living area
- Full sized kitchen with stone bench tops
- Modern appliances, including an induction cooktop
- Master bedroom with built in robe
- Timber look flooring
- Large bedroom with built in robe
- Multipurpose storage room/study nook
- Enormous bathroom with underfloor heating in bathroom
- Reverse cycle heating and cooling
- High ceilings
- Double glazing throughout
- Allocated parking with storage (on the end so cars only park on one side)
- Large balcony overlooking Molonglo Nature Reserve with professionally installed cat containment netting
- Cat containment netting comes with a fully transferrable warranty
- Stone's throw to the popular Ridgeline Park Playground
- Approx. 4-minute drive to Stromlo Leisure Centre
- Approx. 4-minute drive to Stromlo Forest Park mountain bike trails
- Approx. 5-minute drive to Denman Village shops
- Approx. 17-minute drive to the City centre

Register your interest today. Other information (approx.):

- Rates per quarter \$396
- Land tax (if rented) per quarter \$458
- Body corporate fees per quarter \$636
- EER 5
- Currently tenanted at \$500 per week until February 2024

Inspections Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell.

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