

43/14 Hoolihan Street, Denman Prospect, ACT 2611

Sold House

Friday, 25 August 2023

43/14 Hoolihan Street, Denman Prospect, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: House



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Contact agent

Ideal for first home buyers or astute investors, this fourth floor one bedroom plus study apartment is ready to move in and enjoy. The light filled, open plan design with modern kitchen and bathroom provides a comfortable space for relaxed living and entertaining. The well proportioned living areas include an additional study / living area, ideal for a home office. The balcony opens from the living areas and is a great space for a coffee in the morning sun. The generous bedroom offers a built in robe and is serviced by a modern bathroom. A healthy lifestyle is at your doorstep with Molonglo Valley walking trails, Stromlo Forrest Bike Park, Stromlo Leisure Centre and the Arboretum moments away. Minutes to the new shopping complex, currently home to a new Early Learning Childcare centre, veterinarian and Club Lime gym. A short drive to Cooleman Court and Woden shopping centres and access is quick to the City, Parliamentary Triangle, Belconnen and Tuggeranong via major arterials which connect directly from John Gorton Drive/Cotter Road. Don't miss out on this wonderful opportunity to experience a stylish and comfortable lifestyle in a fantastic location. Additional features:- Fujitsu split system located in the living area - for both heating and cooling - Secure entry to complex- Lift access - Double glazed windows - Separate laundry - Open plan living - Large balcony - Study / Multi purpose room- Sun filled living area - Block out blinds- Single car garage - 900m to Denman Prospect shops including - post office lockers, club lime gym, restaurant and cafe, IGA, Chemist and GP clinic - 400m to Denman Prospect Adventure park - 500m to Evelyn Scott School - with basketball courts, cricket batting cages and a large oval & 2km to Charles Weston School Coombs- 3km to Cooleman Court shopping centre - Aldi, Woolworths, multiple cafes and restaurants, post office, indoor sporting facilities, GP's/Dentists/Chemists etc - 1.5km to Stromlo Leisure centre (aquatic centre and gym) and Stromlo Forest Park (BMX track and hikes.walking tracks)- NBN connected with FTTP- Age: 3 years (built in 2020)- Units plan number: 13195- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: East-Gate- Number of buildings in development: 87- Strata management: Civium Strata Rates: \$1,587 pa Land tax: \$1,912 pa Body corp: \$1,909 pa