

**69/14 Hoolihan Street, Denman Prospect, ACT 2611** LUTON

**Sold Apartment**

Friday, 11 August 2023

69/14 Hoolihan Street, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Contact agent

This gorgeous two-bedroom apartment is located on the seventh floor in the coveted "East Gate" development in Denman Prospect. This truly unique apartment is on the top floor with an ideal north easterly corner position, with unparalleled views across Canberra to Black Mountain and the Arboretum. This is the one you've been waiting for! As you step into inside the apartment you immediately feel a sense of luxury and style, with high ceilings, plantation shutters, remote control automatic blinds, floating hybrid floors and quality carpets. The apartment has an open plan design with an abundance of natural light. It features a centrally located kitchen with stone benchtops, a modern stainless-steel sink and AEG appliances. For your convenience there is also a European laundry. The two bedrooms and two bathrooms are separated for privacy and each of the bedrooms have built-in wardrobes. The main bedroom has a private balcony with stunning views. The bathrooms have floor to ceiling tiles, frameless shower screens and modern sleek black tapware. Year-round comfort is provided by the double-glazed windows and two reverse cycle air conditioners. Both bathrooms have heated floors, Perfect for the winter months in Canberra winters. The apartment also features two secure underground car parking spaces and a storage cage, with additional underground carparking available for visitors. You will be delighted to find the popular Denman Village Shops only a four-minute drive away, with an excellent IGA, Honeysuckle bar, Morning Dew café, Club Lime, YourGP Medical Centre, Capital Chemist and Enhance Healthcare. A few minutes' drive further and you will have access to the comprehensive services of the Cooleman Court shopping/restaurant/sport precinct, while you also have quick access to main public transport routes to the City, Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River. Features:- Stunning views across Canberra and Black Mountain- Ideal north easterly aspect- Two bedroom apartment- Two bathrooms with floor to ceiling tiles and heated floors- Two secure car spaces and storage cage- Two balconies- Located on Seventh floor (top floor)- Two wall mounted split system air conditioners- Double glazing throughout- Hybrid flooring- Plantation shutters, sheer curtain and automatic roller blinds- Open-plan living area- AEG Oven & induction cooktop- AEG dishwasher- European laundry with washer/dryer- Four-minute drive to Denman Village Prospect Shopping IGA, Honeysuckle bar, Morning Dew café, Club Lime, YourGP Medical Centre, Capital Chemist and Enhance Healthcare. EER: 6 Living Size: 73m<sup>2</sup> (approx.) Balcony Sizes: 7.26m<sup>2</sup> and 6.75m<sup>2</sup> (approx.) Rates: \$1,700 p.a (approx.) Body Corporate Fees: \$3,3446 p.a (approx.) Built: 2020