

**81/14 Hoolihan Street, Denman Prospect, ACT 2611**

**Sold Townhouse**

Friday, 18 August 2023



81/14 Hoolihan Street, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**



Anish Sebastian

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**\$750,000**

Situated next to Denman School and Denman playground in a wonderfully established and closely held neighbourhood, four-bedroom townhouse with its own street frontage. The family-friendly suburb provides an amazing location. The location and space are frequently difficult to find, yet they offer luxurious finishes and inclusions as well as a magnificent sight across grassland to the Telstra tower. A well-designed kitchen with stone countertops, gas cooking, stainless steel appliances, and lots of closet space is located downstairs. It also looks out onto a sunken sitting area that leads to a private courtyard. Additionally, there is a complete bathroom, laundry, and a second living area or rumpus room below. Three bedrooms, including the master bedroom with a walk-in robe and ensuite, are located upstairs. All three bedrooms have built-in wardrobes. The main bathroom, which has a free standing bathtub, is also upstairs. Features: North street side orientation Double Storey attached house Master bedroom with en-suite Kitchen with modern appliances Stone benchtops Stainless steel appliances Ample cupboard space Gas hot water system Gas cooktop Electric fan forced oven Dishwasher Double glazed windows Reverse cycle ducted split system heating and cooling Quality carpet and timber floor. Heated bathroom floor. European Bath tub. Dryer included. NBN connection ready to go. Three car space with two separate storage Bus to Civic & Woden out the front Bus to Belconnen from local shops EER: 6 stars Living Size: 121 sqm approx. Outdoor: 69 sqm approx. Car space: 3 cars Rates: \$447 per quarter approx Land tax: \$548 per quarter approx ( for investors only ) Strata: \$1,242 per quarter approx ( Admin \$974 + sinking fund \$268) Call Anish on 0450865524 before you miss out!