

**5/14 Hoolihan Street, Denman Prospect, ACT 2611**

**Apartment For Sale**

Thursday, 11 July 2024



5/14 Hoolihan Street, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 68 m2**

**Type: Apartment**



Anthony McCormack  
0425283588



Alex Addison  
0478634489

## Auction

Situated in a quiet pocket of Denman Prospect is this wonderful ground floor two-bedroom apartment. Perfect for the first home buyer, downsizer or investor and offering a great practical layout with spacious living areas, modern interiors and a large (35m<sup>2</sup> approx.) sunny outdoor entertaining terrace. Immaculately maintained and presented, and within walking distance to the local school, playgrounds, Denman Prospect Village Shops, and Molonglo's nature trails – don't miss out!

**FEATURES**

- Ground floor apartment with modern interiors
- Two bedrooms, both with built-in wardrobes
- Main bedroom with ensuite
- Main bathroom servicing bedroom two
- Open plan living and dining area
- Kitchen with quality stainless steel AEG appliances and good storage
- European laundry
- Large outdoor entertaining terrace
- Reverse cycle air conditioning units in the living room and main bedroom
- Double glazed windows throughout
- Heated tiles in ensuite
- Ceiling fan in main bedroom
- Two side-by-side basement carparks and storage cage
- Pet-friendly complex
- Walking distance to Evelyn Scott School, Ridgeline Park Playground and Denman Prospect Village Shops
- Short drive to Stromlo Leisure Centre and surrounded by numerous nature trails

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Ground floor apartment, but with a view.
2. Large dining terrace area.
3. Lovely neighbours and complex.

**STATISTICS** (all figures are approximate)

EER: 6.0  
Living Area: 68m<sup>2</sup>  
Terrace: 35m<sup>2</sup>  
Construction: 2020  
Rates: \$420 per quarter  
Land Tax: \$544 per quarter (only applicable if not primary residence)  
Strata Levies: \$898 per quarter (admin + sinking fund)  
Developer: Core Developments  
No. Units in Complex: 87