

**44/14 Hoolihan Street, Denman Prospect, ACT 2611**



## Unit For Sale

Wednesday, 12 June 2024

44/14 Hoolihan Street, Denman Prospect, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$549,000

Experience luxurious living in this beautifully finished, modern, light-filled 2-bedroom, 2-bathroom apartment in the sought-after East Gate development. Boasting a prime north-east aspect, this corner apartment offers stunning views of the Black Mountain, the Arboretum, and the Parliament House through huge floor-to-ceiling double-glazed windows, flooding the space with natural light. The gourmet kitchen features German engineered AEG appliances, an externally ducted range hood, induction cooktop and an abundance of bench space. Both bedrooms are complete with built-in robes, while the master bedroom offers a tranquil retreat with its own en-suite bathroom and balcony offering comfort and privacy. Enjoy the comfort of toasty underfloor heating in the beautifully designed bathrooms, which also include full-height wall tiling, frameless shower screens and deluxe wall-mounted vanities. Relax and entertain on either of the two balconies, making the most of the breathtaking surrounds. The apartment is vacant and ready to move in, offering an unparalleled lifestyle in a prime location. Don't miss this opportunity to secure your dream home!

**The Perks:**

- 2 bedroom corner apartment
- Gourmet kitchen, featuring quality AEG appliances
- Soft close cabinetry in kitchen
- Main bedroom with ensuite and balcony
- Reverse-cycle Air Conditioning
- East facing, flooded with natural light
- Double-glazed windows
- Secure intercom access to the building
- 1 allocated car space with storage cage

**The Numbers:**

- Living area: 69m<sup>2</sup>
- Balcony: 16m<sup>2</sup>
- EER: 6 Stars
- Body corp: \$898 p.q (approx.)
- Rates: \$419 p.q (approx.)
- Land tax: \$508 p.q (approx.)

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.