

51/11 Hoolihan Street, Denman Prospect, ACT, 2611



Unit For Sale

Friday, 20 September 2024

51/11 Hoolihan Street, Denman Prospect, ACT, 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Type: Unit



Alexander Smout
0421148706

Oversized One-Bedroom Apartment

This stunning apartment in the "Essential" complex showcases modern spaces, stunning views, and fantastic city-edge convenience, offering an easy-care lifestyle sanctuary. Nestled in the heart of Denman Prospect and positioned on the top floor, this stunning apartment has plenty to offer.

Stepping in, you are greeted with the open plan living and dining space encompassing the luxurious kitchen. The kitchen exudes modernity with its stainless-steel appliances, complemented by sleek stone benchtops and ample storage. At the end of the light filled living area, you open the doors to the balcony with a peak of faraway views. The enclosed multi-purpose space can be used as a separate dining room, second bedroom, study or however you would like to configure it whilst enjoying access the second balcony of the home.

The main bedroom is generous in size, inclusive of a built-in-robe and private access to the balcony. The main bathroom services the home while it emanates quality, showcasing quality fixtures and fittings.

You will be delighted to find that the popular Denman Shops are only a 3 minute drive away (approx.), with a great IGA, bar, cafe and other amenities on offer. A few minutes' drive and you have the comprehensive services of the Cooleman Court shopping/restaurant/sport precinct, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.

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- * Spacious one-bedroom, one-bathroom apartment + study
- * Elevated position with great views
- * Light-filled open living area encompassing the kitchen, lounge, and dining
- * 2 large, covered balconies
- * European laundry
- * Two side-by-side car spaces along with two storage cages
- * Quiet city perimeter living just minutes away from Denman Shops
- * Proximity to both comprehensive amenities and relaxing natural spaces
- * Ducted reverse cycle heating and cooling

Strata: \$677.69pq (approx.)

Rates: \$2,027pa (approx.)

Land Tax: \$2,639pa (approx.)

EER: 6.0

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