

**318/1 Holborow Avenue, Denman Prospect, ACT,
2611**



Apartment For Sale

Wednesday, 15 January 2025

318/1 Holborow Avenue, Denman Prospect, ACT, 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Cozy Chic Haven

A cozy, chic haven featuring a spacious 1-bedroom + study layout, where the thoughtfully designed space is large enough to easily serve as a second bedroom, offering both comfort and versatility for modern living.

The interiors have been carefully designed to complement the building's mid-century aesthetic. The hybrid timber flooring with an oak finish establishes a warm, inviting atmosphere throughout each apartment, while the 100% wool carpet in the bedrooms adds a cosy touch. In the kitchens, a playful arched detail on the bench contrasts with premium countertops and splashbacks. Franke appliances, including induction cooktops and semi-integrated dishwashers, complete the space with style and functionality.

The bathrooms blend style and personality, with vertical subway tiles in a mix of white and your choice of accent colours for a dynamic look. Oval mirrors rest above sleek cabinetry, paired with mounted basins and contemporary benchtops for a sophisticated finish.

Young, fresh, and energetic, the amenity spaces along the Boulevard are designed with modern living in mind. Reflecting the curved lines and dynamic form of the development, the pool features a distinctive round shape to encourage social interaction. The boulevards surrounding the building offer inviting pedestrian walkways, perfect for soaking up the sun in your outdoor retreat. Boulevard is tailored for today's resident, with an on-site co-working hub for your work-from-home days. Everyday conveniences, like parcel lockers, make online shopping more effortless than ever.

Molonglo Valley boasts a prime location with easy access to the City, Woden, Belconnen, and Manuka—all just a 15-minute drive away. Local shops, schools, and childcare facilities are close by, adding to the area's convenience. From Boulevard, it's just a short stroll to the Denman Village Shops, where you'll find a supermarket, dining options, a healthcare centre, and a gym.

Features.

- Precinct style development
- Renowned, local developer and builder
- Unique mid-century modern design
- Designed by award-winning Judd.studio
- Resort style pool and communal gardens
- Co-working space
- Rooftop dining room with full kitchen
- Rooftop terrace with BBQ
- Resident's bike workshop
- Virtual concierge
- Timber vinyl floors
- 100% New Zealand wool carpet
- Franke appliances
- 20mm stone benchtops with waterfall edges
- Soft close joinery
- Clarke Prism stainless steel sink
- Parisi tapware
- Secure basement parking