

**1/74 Henry Kendall Street, Franklin, ACT 2913**

**Townhouse For Sale**

Tuesday, 5 December 2023

**Canberry.**

*Live Where You Love*

1/74 Henry Kendall Street, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$729,000+**

What You'll Love...If you're after a spacious, modern home in an excellent location, then 1/74 Henry Kendall Street, Franklin is somewhere you can live where you love. This home welcomes you inside with a huge open plan living area. With approximately 120sqm of total internal living, this space has it all - A modern kitchen with gas cooking, LED downlighting and a seamless flow between the indoor and outdoor living areas - set against a canvas of contemporary, neutral finishes, perfect for you to make your mark. The clever downstairs floorplan is perfect for everyday living and includes a laundry, downstairs powder room and easy internal access to the double garage. Outside, through the large glass sliding doors, is a space that is perfect for any summer evening, party or weeknight barbecue. A low-maintenance and level courtyard extends off the front of the townhouse and is ideal for kids and pets. The home's three bedrooms are all upstairs and are great sizes. The light-filled main bedroom is well appointed, with large built-in-robos and is serviced by a tastefully finished ensuite. The main bathroom is also upstairs - It's large, boasts chrome fixtures and even has a bathtub. The final two bedrooms sit alongside, and both have built-in-robos. Best of all, there's a balcony - Perfect for your morning coffee. Stepping outside and you will find the light rail stop at your door step, perfect for popping into Gungahlin Town Centre or commuting into the City for work or a night out. Within minutes' walk you will also find Woolworth Metro, seafood shop, pharmacy and coffee shop for your daily hit of caffeine. Combining space, quality inclusions and locations this townhouse has it all. Inspect this weekend to find a home where you can live where you love. At a glance...- Modern light filled and spacious three-bedroom townhouse- Thoughtfully planned to maximise space and comfort without compromising on functionality or quality- Spread over two levels and 120sqm of living- Well positioned and equipped kitchen, overlooks the living area and dining area- Stone benchtops with breakfast bar- Quality appliances including natural gas cooktop, range hood, oven and dishwasher- Outdoor easy maintenance entertaining area- Three spacious bedrooms all with built-in wardrobes- Main bedroom is serviced by its own ensuite- The main bathroom has a bathtub for relaxing, while both bathrooms feature walk-in showers, wall-hung vanities and a modern fit-out- Ducted reverse cycle heating and cooling- Powder room located on the ground floor- Generous size laundry- Double garage with internal access to inside- High speed NBN Love the location...- Within 2 minutes' walk to the light rail station- Within 5 minutes' walk to Gubur Dhaura Heritage Park- Within 9 minute' walk to Franklin School- Within 10 minutes' walk to Woolworth metro, BWS and pharmacy- Within 4 minutes' drive to the Gungahlin Town Centre- Within 15 minutes' drive to the Canberra CBDProperty details... Living: 120sqm (approx..)Garage: 40sqm (approx..)Balcony: 6sqm (approx..)Built: 2017EER: 5.0Rates: \$ 433 p.q. (approx..)Body Corporate: \$ 1,301 p.q. (approx. both administration and sinking fund included)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.