

100/104 Henry Kendall Street, Franklin, ACT 2913

STONE

Apartment For Sale

Thursday, 4 April 2024

100/104 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Apartment



Jess Smith
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Alex Ogbonna
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\$539,000+

Welcome to this inviting 2-bedroom, 2-bathroom, 2-car apartment in Franklin. With a seamless open-plan design, this home is filled with natural light and offers a sense of privacy. Featuring oversized bedrooms and immaculate interiors, it's located in a convenient and renowned complex, promising a hassle-free lifestyle. Presenting like new, this well-maintained, spacious residence is ideal for couples, first-time buyers, downsizers, or investors seeking quality and convenience. Situated within walking distance from the Light Rail and Gungahlin town centre, commuting and accessing amenities couldn't be easier. Escape the hustle and bustle of the city with the nearby Gubur Dhaura and Mulligan's Flat Nature Reserve at your doorstep. Don't miss out on the opportunity to make this modern and low-maintenance apartment your new home. Features overview:- Single level floorplan- NBN connected with FTTP- Age: 11 years (built in 2012)- Units plan number: 3881- EER (Energy Efficiency Rating): 6 Stars Development information:- Name of development: Vista Apartments- Number of buildings in development: 108- Strata management: Capital Strata Management Services Sizes (approx)- Internal Living: 97 sqm- Balcony: 14 sqm- Car space: 27 sqm- Total residence: 111 sqm Prices- Strata Levies: \$1140.94 per quarter- Rates: \$359.67 per quarter- Land Tax (Investors only): \$454.61 per quarter- Conservative rental estimate (unfurnished): \$570 - \$590 per week Inside:- Master bedroom featuring walk-in robe and ensuite bathroom- Sizable bedroom with built-in robe and floor to ceiling mirrors- Bathroom with a full-sized bathtub and integrated laundry facilities- Open plan living and dining with sliding doors to balcony- Well-appointed kitchen with abundant storage, generous bench space- Large storage cupboard with sliding door- Split system air conditioning Outside:- Double car space with lockable storage unit- Easy to maintain balcony for outdoor entertainment Located in the heart of Gungahlin, Franklin offers access to local shops, green spaces, Harrison public school and Mother Theresa private school. Franklin is only a 5-minute drive to Gungahlin Town Centre which includes a range of amenities including, cafes, restaurants and supermarkets. What makes this suburb so desirable is its close proximity to the Light Rail, with easy and direct access into the city. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.