

**12/40 Henry Kendall Street, Franklin, ACT 2913**

ARCHER

**Townhouse For Sale**

Thursday, 6 June 2024

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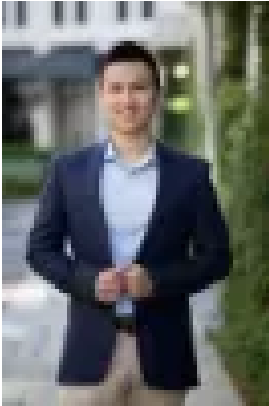
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 204 m2**

**Type: Townhouse**



Alex Wang

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**\$735,000+**

Located just steps from the light rail station, this family-friendly townhouse is a gem in the heart of Franklin, surrounded by essential amenities like Franklin Woolworth, Franklin & Harrison Schools, childcare centers, medical facilities, and only minutes driving distance from the vibrant Gungahlin Town Center. Highlighted by its generous 142 m<sup>2</sup> of living space, this home has been meticulously maintained in immaculate condition. It features updates such as customized ground-level tiles, \$20k worth of Hybrid flooring throughout, and a recently serviced ducted R/C air conditioning system. Natural light floods the property, thanks to numerous windows and floor-to-ceiling sliding doors that ensure sunlight year-round. The lounge area opens to an easy-to-maintain landscaped courtyard, providing direct access to the light rail station and visitor parking. The double garage with internal access includes an EV charger, while the cleverly designed laundry minimizes noise and offers easy access to the courtyard clothesline. Additional understair storage and a linen cabinet add convenience. The expansive open-plan living, dining, and kitchen area impresses with its seamless flow onto a large balcony. The sophisticated kitchen is equipped with ample pantry space and a gas cooktop, making it a culinary enthusiast's dream. A spacious bedroom and bathroom on this level provide ideal accommodations for guests or family members. The luxurious master bedroom features an ensuite bathroom, a walk-in wardrobe, and a built-in robe. Additionally, there is a third bedroom, another bathroom, and a versatile multipurpose room, perfect for a home office, study, or kids' gaming room. This lovely home presents a rare opportunity for family looking for combining comfort, convenience, and ample living space. Don't miss out on the chance to secure a prime location and enviable lifestyle. Contact us today for more information and to schedule a viewing.

**Highlights:**

- Double garage with internal access, automatic roller door and EV charger
- Customized tiles on ground level
- \$20k value Hybrid flooring
- Ducted R/C Air condition, recently serviced
- Immaculate condition
- Flooded in natural lights
- Extra multipurpose room, perfect for a home office, study, or kids' gaming room

**Features:**

- Expansive living size
- Landscaped and easy-to-maintain courtyard
- Laundry on ground level
- Spacious Open plan living and dining area
- Large balcony
- Gas cooktop
- Stainless Steel Appliance
- Stone benchtops
- Walkin wardrobe in master room
- Built-in robe in all bedrooms
- Close to Franklin Woolworth, Franklin & Harrison Schools, childcare centers, restaurants, cafes, medical centers, public transport and the Gungahlin Town Center

**Particulars (all approx.)**  
Living Size: 142 m<sup>2</sup> + 36 m<sup>2</sup> garage + 21m<sup>2</sup> courtyard + 5 m<sup>2</sup> balcony,  
Total: 204 m<sup>2</sup>  
Year Built: 2016  
Strata: \$504/quarter (Including sinking funds)  
Rates: \$494/quarter  
EER: 4.0

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