

**14/96 Henry Kendall Street, Franklin, ACT 2913**



**Sold Townhouse**

Wednesday, 3 April 2024

14/96 Henry Kendall Street, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Sophie Spokes  
0452112343



Will Honey  
0261741282

**\$590,888**

Please contact Sophie on 0452112343 to arrange a viewing if you cannot attend the scheduled open home time. This meticulously cared for townhouse is ready for its next owners. Move in ready, with nothing to be done, this is definitely one to view this weekend! Positioned perfectly just behind Flemington Road with only a 6 minute walk away from the light rail stop, this townhouse has no shortage of perks. The proximity to both the Franklin shops as well as the Gungahlin Marketplace offers a wide array of amenities & keeps you connected with the community. The Perks: • FTTP NBN Connected • Rear courtyard with collapsible washing line • Front courtyard with access to Henry Kendall Street • Dedicated zones for living, dining & study • Miele gas cooking • Dishwasher, oven, dryer included • Oversized bedrooms both with built in robes • Two full sized bathrooms • Crossflow ventilation on both levels • Basement parking with one allocated space & storage cage • 5 minute walk to light rail stop • 5 minute drive to Franklin shops & Gungahlin Marketplace • 20 minute drive to Canberra CBD • 18 minute drive to Brindabella business park/airport area

The Numbers: • Internal size: 107m<sup>2</sup> • Combined courtyard size: 53m<sup>2</sup> • EER: 6 stars • Build year: 2013 • Rates: \$432 p.q. approx. • Land Tax: \$532 p.q. approx. • Strata/Body Corp: \$996 p.q. approx. • Rental estimate: \$530-\$550 p.w.

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.