

16/86 Henry Kendall Street, Franklin, ACT 2913



Sold House

Friday, 25 August 2023

16/86 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 110 m2

Type: House

Contact agent

Vinko Milicevic and Premier Capital Properties are very proud to present this beautifully appointed townhouse to the market. Constructed in 2014, the original owners are selling this property which is the largest of 29 townhouses in this development. This townhouse is unique, you won't see these features repeated around Flemington Road. The open plan kitchen, dining and lounge areas flow seamlessly to the covered outdoor entertainment space, a unique feature in this complex. The kitchen is large, with excellent storage, SMEG dishwasher and electric cooktop. There is a large storage compartment under the stairwell, a European style laundry with room for a large washer and dryer and a toilet powder room. Located at the rear of the downstairs area is a large bedroom with A/C, built-in robes and a small private courtyard. Heading up the well-lit staircase (with handrailing), the stairs open to a short hallway which houses the large linen storage. Straight ahead is the second large bedroom, again with A/C and large built-in robes. The main bathroom houses an actual bath (this complex was originally designed only with showers, NOT bathtubs) with shower, toilet, vanity and floor-to-ceiling tiles. The master bedroom is very large with A/C, extra sized built-in robes and an ensuite again with floor to ceiling tiles. The entertainment area is a huge deck covered with West Australian Jarrah and leads to a grassed yard complete with storage shed. Thoughtful extras here include a natural gas bayonet to hook your BBQ too, so you don't have to bother with gas cylinders ever again and a Hoselink watering system. Privacy hedges to the front and side help to enclose the decked area, and the covered pergola will keep your guests dry and cozy. Parking is made easy by the assigned under cover carpark on the upper level, and an assigned carpark downstairs in the secure access basement area. This is in addition to the ample on-street parking to the front of the property. Yet more storage is provided with a lockable assigned shed in the car parking area. This property is in immediate proximity to a light rail stop, multiple schools, parks and recreation areas and a local Woolworths, with the Gungahlin CBD just several minutes away.

- 3 bedrooms, all with mirrored BIR. Master has ensuite & downstairs bedroom has private courtyard.
- 2.5 bath with floor to ceiling tiles.
- 2 dedicated parking spaces (one in the enclosed courtyard and one downstairs in secure basement) + on street parking
- Storage shed
- 6* Energy rating
- 4 x AC split systems - Loungeroom and all bedrooms
- NBN connected
- Very large deck made from red Jarrah wood
- Very low maintenance yard with garden shed
- SMEG appliances in the kitchen, electric cooktop, dishwasher & stone benchtops
- 25m2 covered patio over the decking, approved by Body Corporate and compliant with ACT regulations
- Natural gas connection to the patio area for BBQ
- Huge communal area right alongside the home
- Watering system in place for the gardens
- Largest courtyard in the whole complex
- To our knowledge, the only main bathroom with bathtub in the whole complex
- Body Corporate - currently \$823.00 per quarter
- Land Rates - currently \$514.30 per quarter
- Rental assessment - \$630.00 - \$650.00 per week

For any further information or alternative inspection times, contact Vinko on 0410 636 045.