

21/22 Henry Kendall Street, Franklin, ACT 2913



Sold Townhouse

Friday, 27 October 2023

21/22 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 142 m2

Type: Townhouse



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\$710,000

This charming 3-bedroom townhouse, situated in the highly sought-after suburb of Franklin, is conveniently located along the ever-popular light rail route and the local shops including Woolworths. It's also just a short distance from local schools and recreational areas. Inside the home, you'll find a spacious layout spanning three levels and encompassing over 140 square metres of dedicated living space. The ground floor features a paved courtyard perfect for pets and entertaining, a single garage with a remote control roller door, and a carport, so your parking needs are well and truly covered. On the first floor, you'll discover the open-plan kitchen, family, and dining area. The kitchen is complete with modern stainless steel appliances, including a gas cooktop, electric oven, and dishwasher as well as a walk-in pantry with sink. The family room is generously sized and opens onto a balcony, providing an excellent vantage point to enjoy the bustling cityscape. Moreover, a separate lounge area that also opens up to a second spacious balcony, offers the perfect alternative for some peace and quiet. Sleeping accommodation is segregated on the top floor so you can sleep without distraction. The master bedroom boasts a built-in robe, ensuite and a reverse cycle air conditioning unit, whilst the additional bedrooms are fully equipped with built-in robes and serviced by the main bathroom. Additional creature comforts include a security system, split system units, instantaneous gas hot water and a European laundry. Whether you are a first home buyer looking to get into the market or an astute investor, this home is definitely one to consider. We encourage you to see it for yourself at our next inspection or get in touch with us for more information. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 16TH NOVEMBER - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Tri-level floorplan Freshly painted 12 months ago Multiple living areas Open plan design Kitchen with gas cooktop, electric oven, dishwasher, breakfast bar and walk-in pantry with sink Master bedroom with built-in robe, ensuite and a reverse cycle air conditioning unit 2 additional bedrooms with built-in robes Well-appointed main bathroom on the second floor Separate toilet with basin on the ground floor Three reverse-cycle air conditioning units installed European laundry 2 private balconies Single garage with remote control roller door and internal access Single carport Convenient location with the light rail outside and the local shops, including Woolworths, just a 5 minute walk away

Stats: Build: 2015 Ground Floor: 27sqm First Floor: 52sqm Second Floor: 63sqm Total Living: 142sqm Garage: 28sqm EER: 5.5 Rates: \$1,669 pa Land Tax: \$2,231 pa Body Corp: \$416 pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.