

24/22 Henry Kendall Street, Franklin, ACT 2913

STONE

Townhouse For Sale

Thursday, 9 November 2023

24/22 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 191 m2

Type: Townhouse



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\$709,000+

For all enquiries during the shutdown period, please contact Jess on 0477 775 773 or jessdoolan@stonerealestate.com.au. Open homes for this property will resume on Saturday 13th January. Discover a lifestyle of comfort and convenience just 5 min walk to the light rail station at the border between Franklin and Harrison with this 3-bedroom townhouse. This three-story home enjoys a spacious and functional floorplan for the day-to-day: from shared living areas and the garage in the bottom floors, and a private top-level bedroom suite. The black-brick exteriors and white interiors bring about a bright atmosphere and plenty of opportunities to design the home to your liking. Only walking distance into central Franklin, residents enjoy a lifestyle of convenience and ease. This includes an abundance of shops, restaurants and transport options. Schools like Harrison School and Gungahlin College in the adjacent suburb make this location ideal for younger families. The Gungahlin Town Centre is also a short drive away, making 24/22 Henry Kendall one of the most fantastic, urban-style and centralised location Northern Canberra has to offer. Features Overview:- East facing- Three-storey floorplan- Located in central Franklin and Harrison – walking distance to shops, restaurants, transport options and amenities. Gungahlin Town Centre is also a short drive away- 850m walk to Harrison School, 650m walk to Franklin School with many other schools around the area- NBN connected with FTTP- Age: 8 years (built in 2015)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 142.04 sqm (Ground floor: 27.13 sqm + First floor: 52.73 sqm + Second floor: 62.18 sqm)- Porch: 1.96 sqm - Balcony: 19.28 sqm- Total residence: 191.70 sqm Prices:- Rates: \$514.34 per quarter- Land Tax (Investors only): \$659.86 per quarter- Conservative rental estimate (unfurnished): \$640 per week- Body Corporate: \$417.94 per quarter- Currently on a fixed lease Inside:- Quality appliances throughout - Tri level floorplan with multipurpose room downstairs- Choice of multiple living areas to the home- Bathroom on each level- Three spacious bedrooms all with built in robes- Master bedroom with ensuite- Fully appointed main bathroom Outside:- Balconies at the front and rear of second floor- Garage with internal access A 5-minute drive to the heart of the District Gungahlin, featuring local kids' playgrounds, multiple schools, shopping centres, daycare and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: alexford@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 disclaims 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.