

**26/101 Hennessy Street, Belconnen, ACT 2617**



**Apartment For Sale**

Tuesday, 19 September 2023

26/101 Hennessy Street, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



Jake Battenally  
0413313676



Robert Nepomuceno  
0432697321

**\$390,000**

Please note: The property can only be occupied by students. UniGardens is ideally located in the heart of Belconnen, with public transport at the front door and only minutes away from University of Canberra, Belconnen Town Centre, Belconnen Markets and CISAC. This property provides a unique opportunity to set and forget, having the option of on site management, high rental yield and low vacancy rates. This is a property you will want to keep in your portfolio for years!! The 3 bedroom dual key apartment comprises of 3 bedrooms, which all have their own unique key access and one also complete with an ensuite, and a shared kitchen, family room, bathroom and private balcony. This is an attractive investment opportunity with options to rent it as a whole or, alternatively, rent each bedroom separately as they all have unique locks. The apartment recently provided an exceptional rental return of \$550 per week, and a current rental appraisal can be provided upon request. Features Include: Secure building Functional kitchen 3 bedrooms all with unique access and one with ensuite Well appointed bathroom Balcony Option of an on-site building manager Facilities include a large reading room, billiards room, laundry a recently renovated mess/dining hall Bus stop located directly out the front Short walk to the Belconnen Town Centre, CISAC & University of Canberra Particulars: Ground floor apartment Living: 77.9m<sup>2</sup> Balcony: 7.62m<sup>2</sup> Total: 85.82m<sup>2</sup> EER: 6.0 Rates: \$1,358 pa Land Tax: \$1,674 pa Body Corp: \$1,340 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.