

28/8 Henry Kendall Street, Franklin, ACT 2913

House For Sale

Thursday, 6 June 2024



28/8 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Sophie Spokes
0452112343



Lisa Harper
0467977708

Offers Over \$700,000

Discover your dream home at 28/8 Henry Kendall Street, Franklin! This modern three-bedroom residence offers a blend of comfort, style, and convenience, making it an ideal choice for families, professionals, or anyone seeking a low-maintenance living experience. Prime Location: Situated in a friendly and vibrant neighborhood, this home is close to local schools, shops, parks, and public transport, making daily errands and commutes a breeze. The Perks: • North facing living room & master bedroom • 3 full sized bedrooms with built in robes • 3 full sized bathrooms • Segregated laundry room • Reverse cycle split system heating/cooling • Modern kitchen with built in microwave, gas cooking & window splashback with lush green views • Outdoor patio with space for veggies & a garden • Oversized single car garage with internal access • Additional allocated car space within the complex • 5 minute walk to local coffee shops & grocery store • 8 minute walk to closest light rail tram stop • 5 minute drive to Gungahlin Marketplace • 19 minute drive to Canberra CBD The Numbers: • Internal living area: 115m² • EER: 6 stars • Building completed: 2014 • Current rental income: \$550 per week (fixed term lease until August 2024) • Current market rental estimate: \$650 - \$700 per week • Rates: \$513 p.q. approx. • Land Tax \$650 p.q. approx. (only applicable if rented) • Strata/Body Corp: \$526 p.q. approx. Don't miss the opportunity to make this beautiful property your new home. Whether you're starting a family, looking for more space, or simply seeking a place that fits your lifestyle, 28/8 Henry Kendall Street, Franklin has it all. Contact us today to schedule a viewing and experience the charm and convenience of this remarkable home for yourself!