

33/8 Henry Kendall Street, Franklin, ACT 2913

Townhouse For Sale

Thursday, 22 February 2024



33/8 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 115 m2

Type: Townhouse



Samantha Linsdell
0402507902



Steve Whitelock
0402082886

\$699,000+

The "Azura Villas" were designed with quality in mind providing a low-maintenance home for the astute first home buyer, family or savvy investor. A modern three-bedroom, three-bathroom, light filled home with premium finishes throughout; this immaculate townhouse is an outstanding choice for a relaxed contemporary lifestyle. Offering generously proportioned living areas, spacious ground floor courtyard and a sunny elevated balcony for entertaining family and friends. This home presents an ideal opportunity to enjoy the sought-after and highly convenient Franklin lifestyle. Located just a short walk from the light rail terminal, childcare centres, numerous schools, Woolworths, retail shops, cafes, restaurants and beautiful parks and waterways. This property also offers easy access to Gungahlin Town Centre and the City.* 3 bedroom, 3 bathroom townhouse* Positioned at the end of the complex providing minimal neighbours and stunning outlook over Telstra tower* 2 bedrooms, both with ensuite bathrooms on upper level* 3rd bedroom with bathroom on ground floor with access to courtyard* Full height tiling to all bathrooms, wall hung vanities, soft close toilets* Built-in robes to all bedrooms* Open plan lounge and dining space* Kitchen with quality Blanco appliances with built-in microwave, gas cooking, electric oven, dishwasher, ducted range hood, soft close cabinetry, stone benchtops, walk-in pantry* Glass backsplash in kitchen providing views of Franklin grasslands and natural waterway* Internal laundry* Tiled balcony off living space* Private and easy to maintain landscaped courtyard* Reverse cycle heating and cooling* NBN connected with FTTP* Separately metered services* Garage with automatic door and internal access* 15 minutes to the City and 5 minutes to Gungahlin Town Centre via light rail. Strata: \$2,112pa (approx.) Rates: \$2,054pa (approx.) Land Tax: \$2,603pa (approx.) Living size: 115sqm Single garage: 15.42sqm Courtyard: 14.8sqm Balcony: 8.48sqm Year built: 2015 EER: 6 stars Number of townhouses in the development: 47 Builder: Art Homes Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.