

44/8 Henry Kendall Street, Franklin, ACT 2913

Townhouse For Sale

Friday, 3 May 2024

LUXE Residential
Canberra

44/8 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 152 m2

Type: Townhouse



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\$899,000 +

This quality 4 bedroom, 3.5 bathroom townhouse in the sought-after "Azura Villas" has been expertly designed with quality in mind and in providing a low-maintenance and comfortable home for astute purchasers to enjoy for many years to come. This immaculate townhouse is indeed an outstanding choice for a relaxed contemporary lifestyle. Offering a generously proportioned living area on the ground level which adjoins the spacious and private enclosed courtyard - you have the perfect recipe to enjoy everyday living or to relax/entertain with family and friends. The designer kitchen boasts lovely stone benchtops with a breakfast bar, stainless steel appliances (including a dishwasher and microwave oven), plus 'soft close' cabinetry with exceptional cupboard/storage space. The appealing and very thoughtful design also offers a large bedroom with ensuite on the ground level which is perfect for guests or those preferring to rest without going upstairs to the top level. This level also features a convenient powder-room, plus access to the extra-large double garage with a remote door. Upstairs features three HUGE bedrooms, a large ensuite plus a separate main bathroom, and a study area. All bedrooms have plenty of wardrobe space. Additional features include gorgeous 'timber look' vinyl flooring throughout; security shutters in the living area and front door entry; plus virtually "zero maintenance" outdoor areas. Located within easy access of Gungahlin Town Centre and the City, and a just a short walk to the light rail terminal, childcare centres, numerous schools, Woolworths, retail shops, cafes, restaurants and beautiful parks and waterways. This property is one of very few four bedroom designs available within the complex and presents an ideal opportunity to secure a sought-after and highly convenient Franklin lifestyle. In summary, some of the many features include: * Spacious and modern four bedroom townhouse with 3.5 bathrooms * Designer kitchen with stone benchtops, stainless steel appliances and plenty of cupboard space * All four bedrooms are extra-large with two having their own private ensuites (one on ground level) * Open-plan living area * Gorgeous 'timber look' flooring throughout (still under warranty until 2035) * Reverse-cycle air-conditioning to the living area and all four bedrooms * Built-in wardrobes in all bedrooms * Downstairs powder room * Full height tiling in all bathrooms * Internal laundry * Security Roller shutters to living room and entrance door * Private and low-maintenance courtyards * Extra large double garage with automatic door and internal access * Easy access to the City and Gungahlin Town Centre via light rail * Living area: 158m² (approx) * Garage: 36m² (approx) * Courtyard: 36m² (approx) * Rates: \$546 per quarter (approx) * Strata: \$631.95 per quarter (approx) * Land Tax: \$581.51 per quarter (approx) only if not principal place or residence * Year built: 2015 * EER: 5.5 Stars