

**8/8 Henry Kendall Street, Franklin, ACT 2913**

STONE

**Sold Townhouse**

Friday, 10 November 2023

8/8 Henry Kendall Street, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 146 m2**

**Type: Townhouse**



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**\$708,000**

Don't miss your opportunity to secure this move in ready home, perfect for those looking for their first home, investment or downsize. Situated within the modern and peaceful Azura Villas complex, this 146sqm townhouse is thoughtfully located in a boutique complex and boasts ultra convenience being within close proximity to the Franklin wetlands, local shops, popular cafes and restaurants, esteemed schools, and the ease of access to the light rail system. Sizes (Approx.)- Internal Living: 124.59 sqm (Upper floor: 45.45 sqm + Lower floor: 45.45 sqm + Ground Floor: 33.69 sqm)- Garage: 21.43 sqm- Total residence: 146.02 sqm

Inside:- Functional, tri-level floorplan- Open-plan second level- The convenience of one bathroom on each level - Two master bedrooms with ensuites, one upstairs and one downstairs- Huge kitchen featuring soft-close cupboards- Ample storage throughout - Full-sized laundry with access to courtyard

Outside:- Balcony to second level- Garage with internal access- Spacious low-maintenance courtyard to ground floor- Freshly manicured lawn

Features Overview:- Three-story layout, providing ample space and flexibility- Centrally located in the heart of Gungahlin, ensuring quick and easy access to shops, dining options, transportation, educational facilities, and various amenities. Just a 5-minute drive away, Gungahlin Town Centre offers access to larger shopping complexes.- NBN connectivity with Fibre to the Premises (FTTP), ensuring fast and reliable internet services.- Age: 8 years (built in 2015)- EER (Energy Efficiency Rating): 6.0 Stars

Prices:- Strata levies/Community title: \$468.78 per quarter- Rates: \$413.57 per quarter- Land Tax (Investors only): \$551.50 per quarter- Conservative rental estimate (unfurnished): \$610-\$620 per week

Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and compressed fibro cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Fences: Timber fences- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with Anticon roof blanket

Franklin is slowly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its close proximity to the Light Rail system, with easy and direct access into the City.

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: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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