

83/100 Henry Kendall Street, Franklin, ACT 2913

STONE

Apartment For Sale

Thursday, 11 January 2024

83/100 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 118 m2

Type: Apartment



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\$599,000+

Claim your lifestyle of comfort and convenience in this inviting 3-bedroom abode in central Gungahlin. Featuring a prime location and two balconies at the front and back of the unit, this well-positioned home provides plenty of space and comes with an easy day-to-day for small groups and families in North Canberra. Upon entry, a well-appointed parallel kitchen overlooks a shared living-dining area, and the North-facing balcony invites a bright atmosphere and natural light throughout the day. Along with another balcony from bedrooms 2 and 3, its balance of inside and outside ensures plenty of comfortable space, whether for the daily routine or for leisure time. Only walking distance into the main district of Franklin, residents enjoy convenience and ease with an abundance of shops, restaurants and transport options. Schools like Harrison School and Gungahlin College in the adjacent suburb make this location ideal for younger families. The Gungahlin Town Centre is also a 5-minute drive away, giving this home one of the best centralised locations Northern Canberra has to offer.

Features Overview:- South-west facing- Single level floorplan- Located in central Franklin and Harrison – walking distance to shops, restaurants, transport options and amenities. Gungahlin Town Centre is also a short drive away for access to more amenities.- NBN connected with Fibre to the Premises (FTTP)- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)- Internal Living: 95.3 sqm- **Front balcony:** 13.1 sqm- **Back balcony:** 10.1 sqm- **Total residence:** 118.5 sqm

Prices:- Rates: \$372.81 per quarter- **Land Tax (Investors only):** \$478.23 per quarter- **Body Corporate:** \$1,173 per quarter- **Conservative rental estimate (unfurnished):** \$595-\$610 per week

Inside:- Parallel kitchen overlook shared area- Split system to living room- Walk-in wardrobe and ensuite to bedroom 1- Full second bathroom with attached laundry- Three full-sized bedrooms- Top floor apartment means no neighbours above you and only one next to you.- 2 x Balconies ensure an abundance of natural light coming to the properties from both orientations.

Outside:- Wide balcony at front of the unit, accessible from bedroom 2 and 3- North-facing balcony from living-dining, providing plenty of natural light- 2 x Secure car spaces w storage cage.

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: samdyne@stonerealestate.com.au. **Disclaimer:** The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.