

**9/101 Hennessy Street, Belconnen, ACT 2617**



**Studio For Sale**

Saturday, 4 May 2024

9/101 Hennessy Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 31 m2**

**Type: Studio**



Ajay Kumar  
0401536362



Casey Myers  
0420703032

**\$229,000**

Situated within "UniGardens" this studio apartment located in the heart of Belconnen, close to public transport and minutes away from University of Canberra, Canberra Institute of Technology, as well as very popular amenities such as Westfield shopping centre, Belconnen Town Centre, and CISAC. UniGardens offers a safe and secure environment with an experienced in-house management team and inbuilt security systems. This self-contained and fully furnished studio apartment offers peace of mind for students and their family or an ideal investment with promising returns for investors. Currently leased through UniGardens for \$360.00 per week on a periodic lease. Please note this property can only be occupied by students. Features: -?Furnished with 2 single or optional double bed, study desk and chairs for two students, dining table and lounge chairs. -?Compact kitchenette with microwave oven, refrigerator, hotplate/stovetop. -?Built in robe. -?Secure Building with electronic security key access to the apartment. -?Building facilities include a large reading room, billiards room, dining hall & laundry. -?Bus stop located directly in front of the building. -?Located in close proximity from UC, CIT Belconnen Town Centre, CISAC, AIS & GIO Stadium Stats: •?Built: 2010 •?Total Floor Area: 31.6 sqm •?EER: 6 Stars •?Body Corporate/Admin Fund: \$508.20 p/q •?Sinking Fund: \$166.82 p/q •?Rates: \$354.38 p/q •?Land Tax (Investors only): \$420.92 p/q Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Town Residential does not accept responsibility and disclaim 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.