

**14/101 Hennessy Street, Belconnen, ACT, 2617**

ARCHER

**Apartment For Sale**

Wednesday, 2 October 2024

14/101 Hennessy Street, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Perfect Investment: Prime Locale for Students & Investors!

PLEASE NOTE: The property can only be occupied by students.

\*This property will be shown by private inspection only for a private inspection, contact Sohail at 0494 061 714\*

Step into the investment market effortlessly with this affordable, low-maintenance one-bedroom apartment, offering attractive rental returns. Join the ranks of satisfied investors at the UniGardens complex, renowned for its consistently low vacancy rates thanks to its prime location.

Situated within the UniGardens community, this apartment is a cash-positive investment opportunity. It features a spacious bedroom with an ensuite and built-in robe, while the open-plan living and dining area flows onto a sunlit, north-facing covered balcony, creating an inviting space perfect for relaxation.

Benefiting from exceptional accessibility, with public transport conveniently located right outside your door, this property is mere minutes away from prestigious institutions like the University of Canberra and the Canberra Institute of Technology. It's also within proximity to popular amenities such as Westfield, Belconnen Town Centre, and CISAC. Don't miss out on this opportunity for an investment that demands minimal management and ensures consistent returns.

### Features :

- ☑ Secure building
- ☑ Currently managed by Uni Gardens.
- ☑ On-site building manager
- ☑ Facilities include a large reading room, billiards room, laundry a recently renovated mess/dining hall
- ☑ Bus stop located directly out the front
- ☑ Short walk to the Belconnen Town Centre, CISAC & University of Canberra

### Particulars:

- ☑ Rent \$365 per week
- ☑ Rates: \$355 per quarter (Approx)
- ☑ Land Tax: \$416 per quarter ( Approx)
- ☑ Strata: \$710 per quarter
- ☑ EER: 6 Stars

### DISCLAIMER

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