

**27/101 Hennessy Street, Belconnen, ACT 2617**

ARCHER

**House For Sale**

Wednesday, 26 June 2024

27/101 Hennessy Street, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 78 m2**

**Type: House**



Sohail Awan  
0494061714

**\$350,000**

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 investor market easily with this affordable, low-maintenance 3-bedroom apartment offering enticing rental returns. Join the ranks of satisfied investors at the Unigardens complex, known for its consistently low vacancy rates due to its prime location.Nestled within the UniGardens community, this apartment presents a lucrative cash-positive investment opportunity. Featuring three bedrooms, the main bedroom includes an ensuite and a built-in robe, while the two additional bedrooms share the main bathroom. The open-plan living and dining area seamlessly flows onto a North-facing covered balcony, creating a welcoming living space bathed in natural light.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.• Shared apartment occupancy agreement. 1 out of 3 rooms are currently rented out until 31st of July 2024• 3 bedrooms all with unique access and one with ensuite• 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 CanberraParticulars:• Rates: \$1358 per annum • Land Tax: \$1674 per annum• Strata: \$1340 per quarter• EER: 6 Stars• Living Area: 78 m<sup>2</sup>• Balcony: 8 m<sup>2</sup>DISCLAIMERWe have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their investigations and satisfy themselves with all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning, and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entities, should make their inquiries and seek their advice and rely only upon those inquiries and advice.Archer does not guarantee the accuracy of the information above is not a financial adviser or accountant and does not provide any of the above information as advice of any nature.