

6/40 Henry Kendall St, Franklin, ACT, 2913

LUTON

Townhouse For Sale

Friday, 23 August 2024

6/40 Henry Kendall St, Franklin, ACT, 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse

Expansive Four-Bedroom Townhouse in Prime Location

Discover the perfect blend of space, style, and convenience in this tri-level townhouse, ideally situated just a short stroll from the light rail, local schools, and shops. Designed with flexibility in mind, this home offers a versatile floorplan that accommodates the needs of a growing family.

The ground level features a spacious lounge or playroom that seamlessly connects to an East-facing courtyard, framed by mature hedges for added privacy. Also on this level is a double tandem garage with an automatic roller door, a European laundry, and ample under stair storage.

Moving up to the mid-level, the heart of the home, you'll find an open-plan living area that flows effortlessly into a well-appointed kitchen with stone benchtops, dishwasher and a DeLonghi oven and gas cooktop. A modern bathroom and a naturally lit guest bedroom with a built-in wardrobe are also on this floor. The living area extends to a balcony, offering a serene view of the lush courtyard below.

The top floor is dedicated to rest and relaxation, with three additional bedrooms. The master suite, featuring a large walk-in wardrobe, a secondary built-in wardrobe, and an ensuite. Two more bedrooms, each with built-in wardrobes, are serviced by a third bathroom. Throughout the home, ample storage ensures that every family need is met.

Additional features include zoned ducted reverse-cycle heating and cooling, sheer and block-out blinds, and fresh paint. The location is exceptional, offering access to all that Gungahlin has to offer, including wide-open parklands and a vibrant community atmosphere with a 'town within a town' feel.

Features:

- Tri-level four-bedroom, three-bathroom townhouse
- Two living spaces
- East-facing courtyard
- Freshly painted
- Functional kitchen with stone benchtops, dishwasher, DeLonghi oven, and gas cooktop
- Master bedroom with walk-in wardrobe, built-in wardrobe, and ensuite
- Three additional bedrooms with built-in wardrobes
- Tandem double garage with automatic door
- Ducted & zoned reverse-cycle heating & cooling
- Walking distance to light rail
- Close to local schools and shops
- Built in 2016

EER: 6

Living Size: 142m² (approx.)

Garage Size: 36m² (approx.)

Courtyard Size: 21m² (approx.)

Body Corp: \$505 p.q. (approx.)

Rates: \$530 p.q. (approx.)