

9/58 Henry Kendall Street, Franklin, ACT 2913



Townhouse For Sale

Saturday, 17 February 2024

9/58 Henry Kendall Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 160 m2

Type: Townhouse



Jane Macken
0262888888



Emma Robertson
0422415008

\$715,000 +

This property is not open for inspection over the Easter Long Weekend. Private viewings are encouraged – please contact Jane and Emma on 0422 415 008. This, is a house that immediately feels like home. Perfect for the modern family, this townhouse is modern, bright and airy, with a spacious and innovative floorplan offering a rare combination of low maintenance lifestyle whilst still plenty on living and entertaining space. Ideally located close to the light rail stop and only a short drive or bike ride into Gungahlin Town Centre. With neutral tones and modern fixtures and fittings throughout, you will be pleasantly surprised by just how much is on offer. At the heart of this home is an open plan living and dining area, with large glass sliders opening to the spacious front courtyard, bringing the outdoors in for endless entertaining opportunities, or a secure area for your children and pets to enjoy comfortably. The kitchen provides a thoughtfully laid out space, with stone bench tops, breakfast bar, gas cooktop, dishwasher and plenty of storage space. A large separate laundry is also located downstairs, with a powder room conveniently servicing this level. Accommodation is provided in the form of three generous sized bedrooms, all ideally located upstairs away from the living and all with built in robes, the master with ensuite. Both the bathroom and ensuite are neutral in design and the main bathroom includes a bath and separate WC. The second upstairs bedroom has it's own Juliet balcony, another place to privately relax and unwind. Additional features of this home include a double garage with internal access, ducted electric heating and cooling throughout which is a rarity for a townhouse. Currently rented at \$675 per week until August 2024, enjoy a great rental return or the opportunity to claim back your stamp duty before you move in. Leave the car at home as you will be within walking distance to the light rail stop and Franklin Shops, and moments away from the convenience of the many services on offer in the Gungahlin town centre. Features- Modern design and functional floorplan- 3 good sized bedrooms with mirrored built in robes- Ensuite to master bedroom- Main bathroom with bath, shower and separate toilet, floor to ceiling tiles- Separate laundry and powder room downstairs- Modern kitchen with gas cooking & stone benchtops plus breakfast bar- Light filled open plan living with high ceilings- Private and secure sunny courtyard off the living room- Ducted reverse cycle heating & cooling- Instant gas hot water- Double garage with internal access- Juliet balcony off second bedroom Living size: 120m² internal living & 40m² courtyard (approx.) Body Corporate: \$1,300.97 p.q (approx.) Rates: \$1,468.36 p.a (approx.) Land Tax: \$1,871.80 (approx.) only if rented EER: 5 stars Year built: 2017 Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.