

**27/82 Henry Kendall Street, Franklin, ACT 2913**



**Unit For Sale**

Thursday, 13 June 2024

27/82 Henry Kendall Street, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 70 m2**

**Type: Unit**



Olivia Fairweather

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## By Negotiation

Set in a beautiful, secure building, this 70sqm, ground-floor apartment with a huge 70sqm courtyard is a rare find. Boasting established trees and privacy, two bedrooms PLUS a multipurpose space (currently utilised as a third bedroom), and two underground car parking spaces – this apartment will not last long. The apartment backs onto a quiet suburban street and is a short walk to Franklin Woolworths, a chemist, dentists, doctors, restaurants, schools, and childcare, as well as walking distance to pleasant parks and lakes. It's only a minute's walk to the nearest light rail station - perfect for those working in the City or Gungahlin, as well as investors looking to rent to workers/students. Key features: \* Glass doors open to a large, private courtyard for entertaining\* Well-appointed bathroom with modern fittings\* Finished kitchen has quality stainless steel appliances and a custom-fitted tap\* Two generous bedrooms equipped with built-in robes; both overlook sunny courtyard\* A bright multipurpose space off the living area with a large window; could be utilised as a separate dining room (currently utilised as a study)\* Internal, hidden laundry in hallway and ample storage throughout the apartment\* Two secure, underground car spaces with storage shed\* Secure hallway and intercom \* Custom made wooden cover for air-conditioning unit in courtyard \* Vegetable gardens \* Close proximity to a range of facilities including Woolworths, Medical, Childcare and Parks in Franklin and Harrison\* Just a minute's walk to the nearest Light Rail station – easy commute to Gungahlin or City Other quick stats you may want to know... \* Internal living size: 70 sqm \* External: 70 sqm \* Rates: \$428.00 pq approx \* Bodycorp: \$1,146.81 pq approx \* Landtax (if rented): \$ pq approx. \* Year built: 2013 \* Rental appraisal: \$580 - \$630