











26/40 Henry Kendall Street, Franklin

4 3 2

# IT ALL STARTS WITH LOCATION

Excellent appeal on every level. This tri-level townhouse in the boutique Glasshouse Complex has every modern convenience and space for the whole family to enjoy.

Optimising light and space with a contemporary decor, this is a home where all the hard work has been done and the location is second to none.

The ground floor boasts a separate rumpus room with internal access off a remote tandem garage and an easy-care courtyard.

The hub of the home is on the second floor where an open plan living, kitchen space steps out to a lovely bright balcony with vogue style kitchen and dishwasher, stone benchtops, gas cooking and plenty of cupboards.

The middle floor accommodates the fourth bedroom with its own fully tiled bathroom
Stepping up to the top floor, there is a generous master bedroom with walk in robe and ensuite. The top floor also has two further bedrooms with a family bathroom and bath.

Ducted heating and cooling ensure year-round comfort throughout.

**FOR RENT**
Please Call

**AGENTS**
Leasing Team
0418 631 503
leasingconsultant@ljhbelconnen.com.au

**AGENCY**
LJ Hooker Belconnen
(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

This unique floorplan is families with segregated living and sleeping areas, mixed generational families needing their own space.

Features Include:
- Ducted Heating and cooling
- Tandem remote garage
- Master bedroom with walk in wardrobe and ensuite
- Easy care courtyard
- European laundry

The Gungahlin Town Centre is just minutes away with major supermarkets, specialty shops, award winning cafes, restaurants and bars. The Gungahlin Leisure Centre with its swimming pools and gym, and Quality education facilities close by of the Harrison School and Mother Theresa School plus the Franklin Early Childhood Centre and Gungahlin College.

Please note, no furniture is included in the property.

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY
1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
2.Click on the BOOK INSPECTION button and choose your inspection time.
3.If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer
Information contained herein is gathered from external sources we consider to be reliable.
Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

**EER** ★★★★★★

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## MORE DETAILS

| | |
|---|---|
| Property ID | HNZK0F8H |
| Property Type | House |
| Including | Ducted Cooling<br>Ducted Heating<br>Courtyard<br>Balcony<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Remote Garage |

**Leasing Team 0418 631 503**
Property Investment Manager |
leasingconsultant@ljhbelconnen.com.au

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