

Belconnen, 52/93-101 Hennessy Street

High Yielding Investment Opportunity

* Please note this apartment can only be occupied by students. *

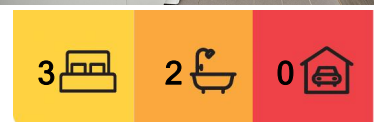
This three-bedroom apartment presents a hassle-free investment opportunity offering high rental income and low vacancy rates.

The kitchen is equipped with electric cooking and dishwasher, while the dining and living areas effortlessly extend to a spacious balcony, creating a seamless indoor-outdoor flow. All three bedrooms are spacious and bright, each featuring mirrored built-in wardrobes, with master also including an ensuite.

UniGardens is known for its safe and secure environment, in house management team and in-built security systems. Featuring a range of amenities including a gym, billiards room, reading room, laundry facilities, and a dining hall, all designed to enhance the comfort and convenience of student living.



Disclaimer: 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.



For Sale
\$255,000

View
ljhooker.com.au/HNZP6F8H

Contact
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au
Joy Patel
0499 912 090
jpatel@ljhbelconnen.com.au

EER ★★★★★★

LJ Hooker Belconnen
(02) 6251 1477

Located in the heart of Belconnen, this three-bedroom apartment in UniGardens is just minutes away from public transport, the University of Canberra, Canberra Institute of Technology, Westfield shopping centre, Belconnen Town Centre, and CISAC.

Features:

- * Well appointed kitchen with electric cooking and dishwasher
- * Built in mirrored robe
- * Light and bright with leafy outlook
- * Well-appointed bathroom
- * Secure building
- * Building facilities include billiards room, reading room, laundry and dining hall
- * Electronic security key access system
- * Bus stop in front of the building
- * Low maintenance and high yield investment
- * Located within proximity to UC, CIT, Belconnen Town Centre & CISAC
- * Built: 2010
- * Living Size: 74sqm
- * Balcony Size: 7sqm
- * EER: 6 stars
- * Rates: \$1,542 p.a.
- * Body Corporate: \$5,470 p.a.
- * Land Tax: \$1,873 p.a. (Investors Only)
- * Rental Estimate: \$650- \$680 Per Week
- * Gross Rental Yield: 12.51%

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HNZP6F8H
Property Type	Apartment
House Size	74 m ²
EER	6

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

Joy Patel 0499 912 090

Sales Agent | jpatel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

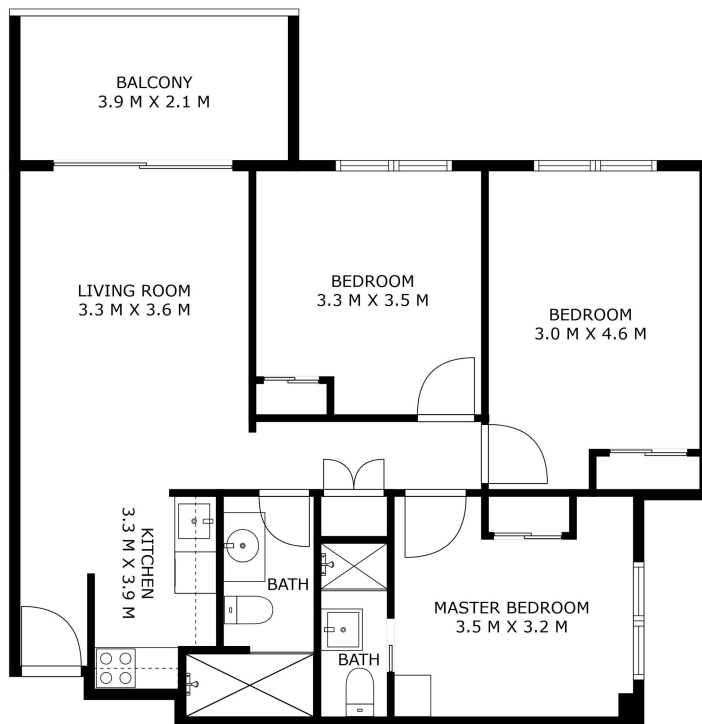
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



Disclaimer: 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 Belconnen
(02) 6251 1477



52/93-101 Hennessy Street, Belconnen



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

aperture