

## Belconnen, 7/93-101 Hennessy Street

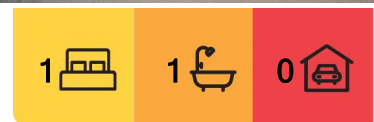
### High Yielding Investment Opportunity

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

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

This studio apartment presents a hassle-free investment opportunity offering high rental income and low vacancy rates. Only to be occupied by students.

UniGardens has its own 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.



**For Sale**  
\$155,000

**View**  
[ljhooker.com.au/HNZP4F8H](http://ljhooker.com.au/HNZP4F8H)

**Contact**  
**George Vlandis**  
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[gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

**Joy Patel**  
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**EER** ★★★★★



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

**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.

**Features:**

- \* North facing ground floor studio apartment
- \* Compact kitchenette with electric cooking
- \* 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: 30sqm

\* EER: 6 stars

\* Rates: \$1,476 p.a.

\* Strata: \$2,735p.a.

\* Land Tax: \$1,757 p.a. (Investors Only)

\* Rental Estimate: \$350 - \$370 Per Week

\* Gross Rental Yield: 11.74%

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## More About this Property

<b>Property ID</b>	HNZP4F8H
<b>Property Type</b>	Apartment
<b>House Size</b>	30 m <sup>2</sup>
<b>EER</b>	6

**George Vlandis 0437 398 774**

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

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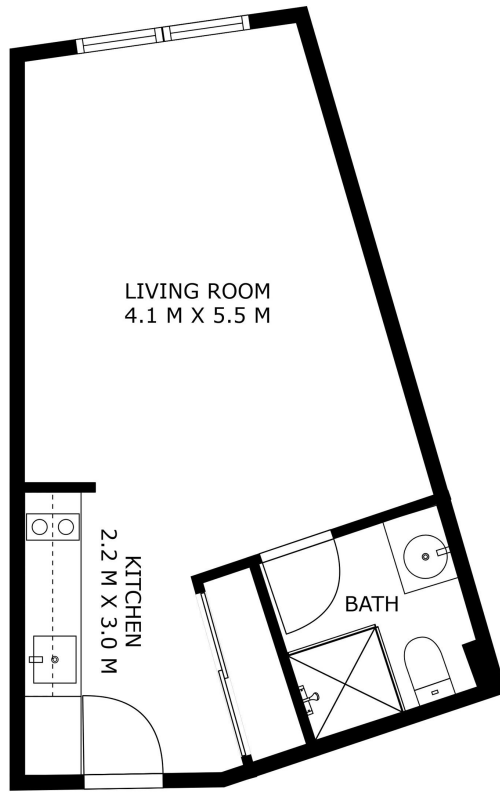
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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*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.*



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