



60/101 Hennessy Street, Belconnen

## Entry-Level Investment Opportunity Student Accommodation in Central Belconnen

- Please note this property can only be occupied by students \*

Positioned in the secure, purpose-built UniGardens complex this fully furnished studio apartment offers a hassle-free, high demand investment opportunity, professionally managed by your own dedicated on-site team at UniGardens. This property is ideal for investors seeking consistent rental income or interstate parents looking for a secure place to call home for their loved ones attending university.

Inside you'll find a smart, functional layout featuring built-in storage, a compact kitchenette, modern bathroom and flexible furnishing options (two single beds or a large double bed). With secure electronic access to the building and unit with excellent shared facilities.

Perfectly positioned just minutes from the University of Canberra, CIT Bruce, and Westfield Belconnen, with a bus stop right at your

0 1 0

### FOR SALE

\$190,000+

### VIEW

By Appointment

### AGENTS

Casey Myers

0411 607 002

casey.myers@ljhooker.com.au

### AGENCY

LJ Hooker Tuggeranong

(02) 6189 0100

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.



doorstep everything you need is within easy reach.

**Property Features:**

- Fully furnished studio
- Includes 2 single beds (or optional double), study desks, chairs, dining table & lounge chairs
- Compact kitchenette with stovetop, microwave oven & fridge
- Built-in robe
- Secure building with electronic key access
- Modern bathroom
- On-site management with inbuilt security systems

**Excellent shared facilities including:**

- Reading room
- Billiards room
- Gym
- Dining hall
- Laundry

**Facts & Figures:**

- Year built: 2010
  - Living Size: 30m<sup>2</sup>
  - Rates: \$370.00 pq
  - Strata Levies: \$766.25 pq
  - Water: \$201.02 pq
  - Land Tax: \$440.32 pq (Investors Only)
  - Leased: \$380 per week until 31st January 2027
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- \*\* Inspections are by appointment only to investors with finance pre-approval in place. \*\*\*

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to 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.

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## MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | CSYHQH |
| Property Type | Studio |
| House Size    | 30 m2  |
| EER           | 6      |

**Casey Myers 0411 607 002**

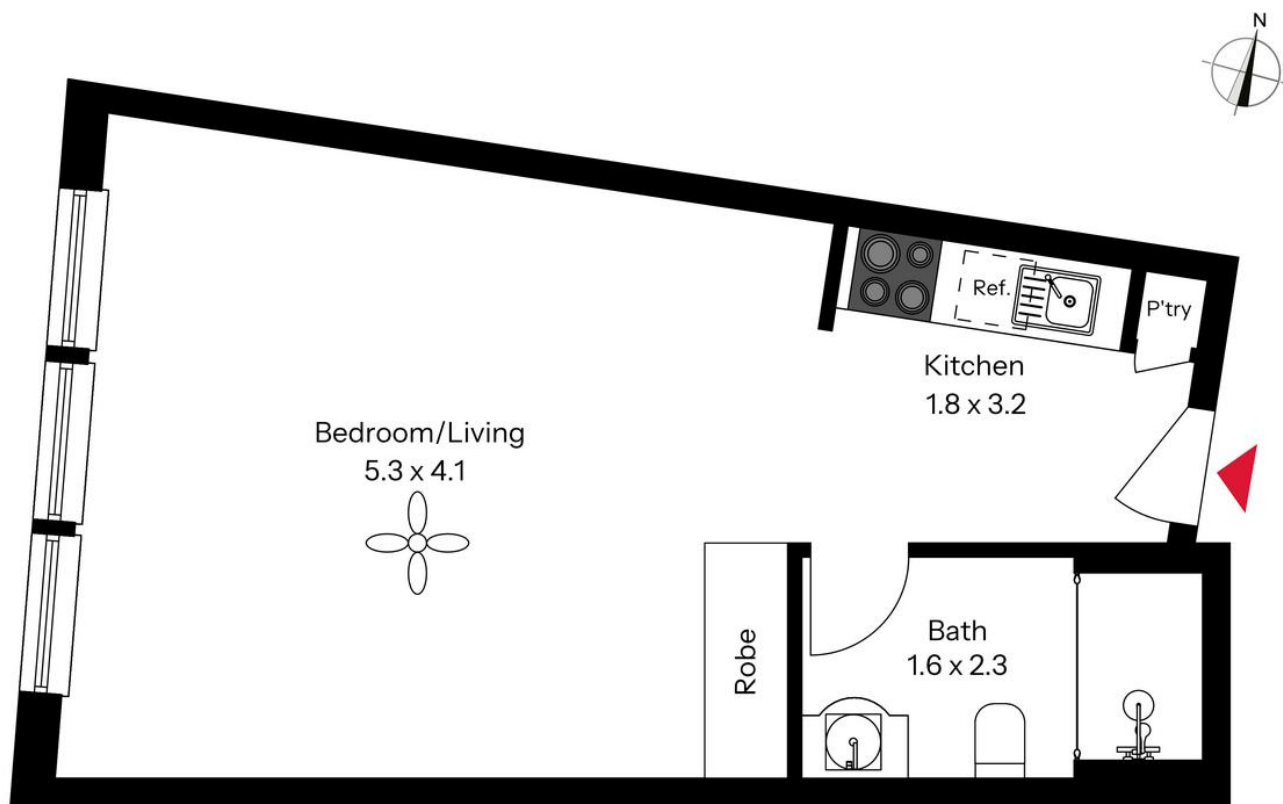
Business Development Manager | [casey.myers@ljhooker.com.au](mailto:casey.myers@ljhooker.com.au)

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.