



9/101 Hennessy Street, Belconnen

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Fully Furnished Student Studio - Set & Forget Investment in Top Location

FOR SALE
\$208,000

AGENTS

Casey Myers
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AGENCY

LJ Hooker Tuggeranong
(02) 6189 0100

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

Located within the secure and purpose-built UniGardens complex, this self-contained studio apartment presents an exceptional opportunity for students seeking convenience, or investors looking for solid, consistent returns.

Perfectly positioned just minutes from the University of Canberra, CIT Bruce, and Westfield Belconnen, with a bus stop right at your doorstep everything you need is within easy reach.

Currently returning \$360 per week on a periodic lease and managed on-site, this fully furnished apartment offers a hassle-free investment with strong demand from the student rental market.

Property Features:

Fully furnished studio

- Includes 2 single beds (or optional double), study desks, chairs,

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**

- 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
- Dining hall
- Laundry

Location Highlights:

- Directly across from public transport
- 2 mins to University of Canberra & CIT Bruce
- Close to Westfield Belconnen, Belconnen Town Centre, CISAC, AIS & GIO Stadium

Facts & Figures:

- Year Built: 2010
- Total Floor Area: 31.6 sqm
- EER: 6 Stars
- Body Corporate/Admin Fund: \$508.20 p/q
- Sinking Fund: \$166.82 p/q
- Rates: \$354.38 p/q
- Land Tax (for investors): \$420.92 p/q

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.

MORE DETAILS

Property ID	CQ1HQH
Property Type	Studio
EER	6

Casey Myers

Property Management Business Development Manager |
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