

## Franklin, 104/104 Henry Kendall Street

### Ground Floor at 'Vista'

Perfectly positioned for owner-occupiers or savvy investors, this well-designed 1-bedroom ground floor apartment offers unparalleled convenience in the heart of Gungahlin.

Located in the popular Vista complex, there are so many features on offer at this property including a large well-appointed kitchen plus open plan living area flowing out to a large sunny courtyard for seamless indoor-outdoor living.

With easy access to the light rail and a short commute to Canberra City, whether you are looking to take advantage of this convenient location for yourself or make a high-yield addition to your investment portfolio, this property must inspect.

#### Features

- Ground floor 1 bedroom apartment with courtyard.
- Large well-appointed kitchen with stone benchtops, quality stainless steel appliances,



**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.

1

1

1

**For Sale**  
\$370,000+

**View**  
[ljhooker.com.au/347RGCY](https://ljhooker.com.au/347RGCY)

**Contact**  
**Jake Bunday**  
0411 367 920  
[jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

EER



**LJ Hooker Gungahlin**  
(02) 6213 3999

dishwasher, and ample storage space.

- Generous bedroom with built in robes.
- Open plan living
- Reverse Cycle Split system heating and cooling
- Great outdoor deck off the living area
- Single covered carpark with storage
- Convenient location along the light-rail strip.
- Fridge/dishwasher/dryer included in sale

Quick stats

Internal: 50 sqm

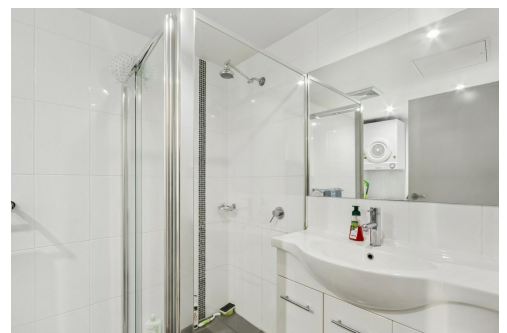
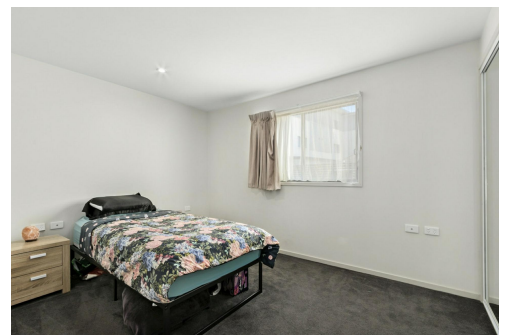
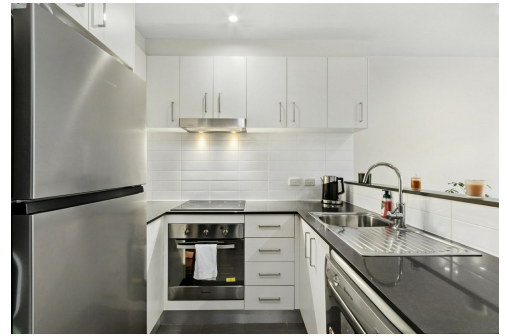
External: 25 sqm

Body corp + admin + sinking fund: \$836.50 per quarter

Rates: \$391.00 per quarter

EER: 6.0

Currently rented for \$470 per week



## More About this Property

Property ID	347RGCY
Property Type	Apartment
EER	6
Including	Dishwasher Built-in-Robes

**Jake Bunday 0411 367 920**

Licensed Agent | [jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

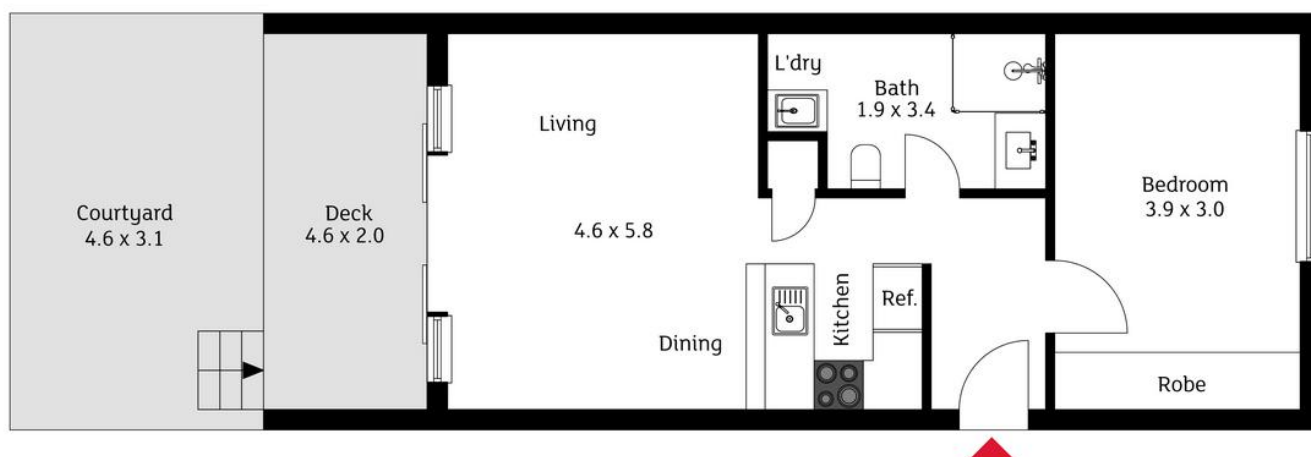
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](mailto:gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.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 Gungahlin**  
**(02) 6213 3999**



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.

104/104 Flemington Road, Franklin

Produced by DIAKRIT