



## Franklin, 94/104 Henry Kendall Street

Ground Floor Comfort with Two Courtyards and Dual Living Areas

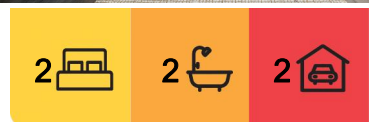
Auction Location: LJ Hooker Canberra City HQ

Contact us for more information.

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Set within the popular Vista complex, this ground floor apartment offers 75m<sup>2</sup> of internal living and a total of 34m<sup>2</sup> of outdoor space across two private courtyards, creating a rare sense of openness and versatility in apartment living.

The layout includes two separate living areas, ideal for both entertaining and everyday comfort. The open-plan lounge and dining area is filled with natural light and flows seamlessly to a 23m<sup>2</sup> courtyard, perfect for alfresco meals or morning coffee. A second



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**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700



**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.

12m<sup>2</sup> courtyard adds further flexibility and outdoor connection.

The kitchen is well-equipped with stone benchtops, stainless steel appliances, and a functional design that opens onto the second living area. Both bedrooms are generously sized, with the master featuring a walk-in robe and private ensuite.

The second bedroom includes a built-in robe and is serviced by the main bathroom, which also incorporates a European-style laundry. Both bathrooms are finished with floor-to-ceiling tiles.

Hybrid flooring throughout the living areas adds warmth and durability, while split system heating and cooling ensures year-round comfort. Secure side-by-side basement car spaces complete the package.

Ideally located just a short drive from Gungahlin Marketplace, with its array of shopping, dining, and essential services, plus easy access to parks, schools, and light rail, this is a fantastic offering for first home buyers, downsizers, or investors looking for space and lifestyle in the heart of the Gungahlin region.

- On the light rail
- 75m<sup>2</sup> of internal living
- Two private courtyards totalling 35m<sup>2</sup> (23m<sup>2</sup> + 12m<sup>2</sup>)
- Two separate living areas
- Master bedroom with walk-in robe and ensuite
- Second bedroom with built-in robe
- Main bathroom with European-style laundry
- Stone benchtops and stainless steel appliances in kitchen
- Hybrid flooring throughout living areas
- Split system heating and cooling
- Two side-by-side secure basement car spaces
- Secure Storage cage
- Located in the Vista complex

Within 1 minute walk to Gubur Dhaura Heritage Park

Within 3 minute drive to Franklin Early Childhood Centre

Within 4 minute drive to Harrison School

Within 7 minute drive to Marketplace Gungahlin

Within 4 minute drive to Woolworths Metro Franklin

Within 18 minute drive to Canberra CBD

Property Address: 94/104, Henry Kendall Street, Franklin.

Year built: 2012

Living size: Living 75 sqm Courtyard Front 23 sqm approx. Courtyard back 12 sqm approx.

Body corporate: \$1,494 pq approx.

Rates: \$1,770 pa approx.

Land tax (if rented out): \$2,218 pa approx.

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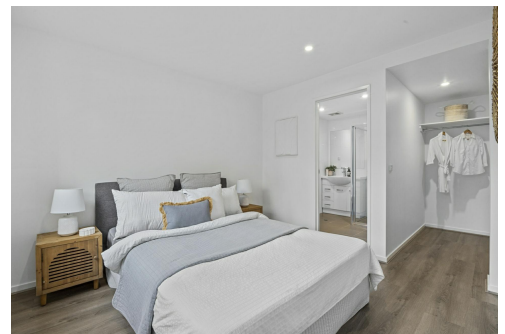
Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

## More About this Property

<b>Property ID</b>	2D89FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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