







Franklin, 77/100 Henry Kendall Street

2 Bedroom Apartment With 2 Living Areas

2 | 2 | 2

For Sale
$525,000+

View
ljhooker.com.au/347PGCY

Contact
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Light and bright with a wonderful feel from the moment you step inside, this spacious residence has so many features on offer that are rare for this kind of apartment including two segregated living spaces (one off each bedroom), dual balconies, a walk-in robe in the master suite and a full-size kitchen.

Enjoy the luxury of space provided to you, with the two separate living areas offering you plenty of space to spread out in peace and privacy. The cleverly designed home puts a focus on functionality and offers you the versatile option to create a formal living/dining area for hosting friends and family, as well as a north facing sun drenched lounge room ideal for day-to-day living. Plus the north facing balcony gives you the option to open up and have a seamless indoor outdoor living space.

The practical and generous kitchen is well appointed with ample storage and bench space, quality Ariston stainless steel appliances and breakfast bar. Both bedrooms are

EER ★★★★★★

LJ Hooker Gungahlin
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conveniently separated to each end of the residence for added relaxation. The ideal setup for accommodating any guests or a housemate. The main bedroom comes complete with a walk-in robe, ensuite and north-facing views, whilst the second bedroom is well-sized with a sliding mirrored wardrobe and views out to Gubur Dhaura heritage park.

Located in the popular Vista complex you can take advantage of the Manning Clark North Light Rail stop just metres away for you to travel into the vibrant Dickson, Braddon, and City precinct.

Peaceful Franklin offers a relaxed family lifestyle. Take the kids to the Franklin recreational park with facilities for all ages or take a stroll around Franklin Pond and through the several nature reserves. There are plenty of schools and local shops within walking distance plus the busy hub of Gungahlin Town Centre is just five minutes up the road. When it comes down to value, convenience and a quality lifestyle choice then look no further than Franklin

Perfect as an investment where you know your property will always be rented, or brilliant for starting your real estate journey as a first home buyer where you would reap the rewards of a property that can be held as an investment and provide a great leapfrog into a larger home down the track.

Fresh, modern and inviting - this is apartment living at its finest. Get in touch today to book your next inspection.

Features:
-Located in the popular Vista complex
-Two separate living areas for maximum comfort
-Dual balcony's creating plenty of cross flow ventilation
-End unit on top floor with only one adjacent neighbour
-Kitchen appointed with updated stainless steel appliances & dishwasher, 20m stone benchtops
-Ample pantry & cupboard space
-Spacious main bedroom with a walk-in robe & ensuite
-Well-sized second bedroom with sliding mirrored wardrobe
-Reverse cycle air-conditioning
-Large side windows to both living areas providing additional natural light
-European style laundry
-Intercom access
-Two basement side by side car spaces
-Basement storage cage
-Top floor
-Open up balcony sliding doors for seamless indoor outdoor living spaces
-Offers prior will be considered

Quick stats:
-Internal living size: 80 sqm
-External: 15 sqm
-Rates: $438.00 pq approx.
-Bodycorp: $1,130.10 pq approx.
-Year built: 2013
-Rental appraisal: $600 per week

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More About this Property

Property ID	347PGCY
Property Type	House
House Size	80 m²
EER	6
Including	Air Conditioning Balcony

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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.

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