






3/40 Henry Kendall Street, Franklin

## Comfort & Convenience Steps From Light Rail

Positioned along the light rail route, this recently refreshed four-bedroom, three-bathroom home combines peaceful living with outstanding day-to-day convenience. Thoughtfully designed to suit a variety of household needs, it features multiple living areas that provide both flexibility and separation.

Freshly painted throughout and tiles professionally cleaned and re-grouted, the interiors feel brand new and move-in ready. This unit has had the upgrades of extended tiling in the dining space and downstairs in the additional living room as bonuses during construction. Working from home is a breeze with upgraded Cat 5 Ethernet access in most rooms. At the heart of the home, a stylish stone kitchen is equipped with quality appliances, gas cooking, and ample storage. It flows effortlessly into a bright family and dining space. The open plan feeling continues to your living room and a private balcony, perfect for relaxed mornings or casual gatherings. A separate formal lounge enjoys direct access to the courtyard, offering an inviting space to entertain or unwind.

The spacious main bedroom features a walk-in robe and private ensuite. The remaining bedrooms are generously proportioned, each

4  3  2 

**FOR SALE**  
\$775,000

### AGENTS

Duncan Walker  
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dwalker@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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**

with built-in robes, and are serviced by contemporary bathrooms and practical storage options throughout.

Located in the welcoming community of Franklin, the property is moments from parks, reputable schools, local shops, and Gungahlin Town Centre. Light rail stop a short walk up the footpath will take you into the City and Gungahlin Town Centre within minutes, making commuting simple and convenient.

Property features:

- Fresh paint throughout
- Extended tiling through to dining
- Extended tiling in lounge room downstairs
- Modern stone kitchen with gas cooktop and quality appliances
- Light-filled family room opening to private balcony
- Separate living room with courtyard access
- Generous main bedroom with walk-in robe and ensuite
- Built-in robes to all additional bedrooms
- Upgraded Cat 5 Ethernet throughout home in most rooms
- Ducted reverse-cycle heating and cooling
- Double automatic garage with internal access
- Quiet, well kept complex
- Easy walk to light rail and public transport
- Close to parks, schools, shopping and Gungahlin Town Centre
- Built in 2016

Property Size: 178sqm | Living: 142sqm | Garage: 36sqm

EER: 5.0

Rates: \$2,384 p.a.

Strata: \$2,804 p.a. (Glasshouse community - UP4199 - managed by Civium Strata)

Land Tax: \$2,324 p.a. (investors only)

Disclaimer:

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## MORE DETAILS

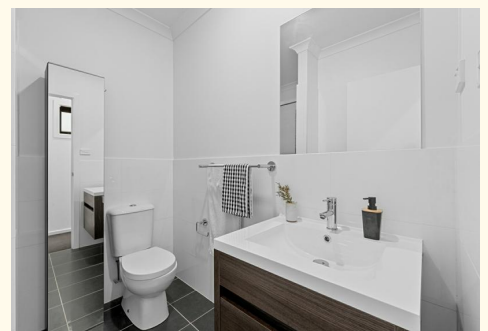
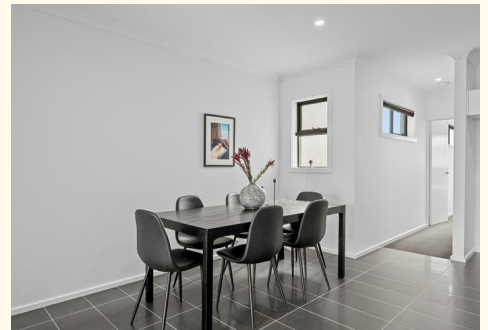
Property ID	HP0Y2F8H
Property Type	Townhouse
House Size	178 m2
EER	5
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Duncan Walker 0452 494 520**

Sales Agent | [dwalker@ljhbelconnen.com.au](mailto:dwalker@ljhbelconnen.com.au)

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1ST FLOOR

2ND FLOOR

3RD FLOOR



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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*