







Franklin, 27/82 Henry Kendall Street

Ground Floor Apartment with 70 sqm of courtyard!

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Set in a beautiful, secure building, this 70sqm, ground-floor apartment with a huge 70sqm courtyard is a rare find. Boasting established trees and privacy, two bedrooms PLUS a multipurpose space (currently utilised as a third bedroom), and two underground car parking spaces - this apartment will not last long.

The apartment backs onto a quiet suburban street and is a short walk to Franklin Woolworths, a chemist, dentists, doctors, restaurants, schools, and childcare, as well as walking distance to pleasant parks and lakes. It's only a minute's walk to the nearest light rail station - perfect for those working in the City or Gungahlin, as well as investors looking to rent to workers/students.

Key features:

* Glass doors open to a large, private courtyard for entertaining
* Well-appointed bathroom with modern fittings

For Sale
By Negotiation

View
ljhooker.com.au/347TGCY

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EER ★★★★★★

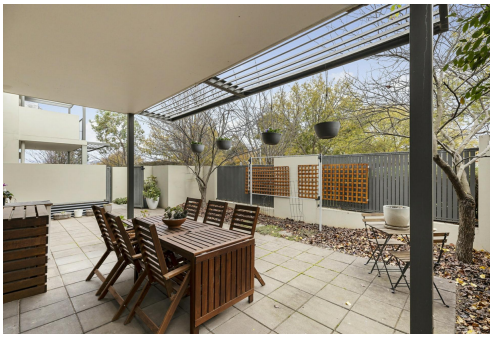
LJ Hooker Gungahlin
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* Finished kitchen has quality stainless steel appliances and a custom-fitted tap
* Two generous bedrooms equipped with built-in robes; both overlook sunny courtyard
* A bright multipurpose space off the living area with a large window; could be utilised as a separate dining room (currently utilised as a study)
* Internal, hidden laundry in hallway and ample storage throughout the apartment
* Two secure, underground car spaces with storage shed
* Secure hallway and intercom
* Custom made wooden cover for air-conditioning unit in courtyard
* Vegetable gardens
* Close proximity to a range of facilities including Woolworths, Medical, Childcare and Parks in Franklin and Harrison
* Just a minute's walk to the nearest Light Rail station - easy commute to Gungahlin or City











Other quick stats you may want to know...
* Internal living size: 70 sqm
* External: 70 sqm
* Rates: $428.00 pq approx
* Bodycorp: $1,146.81 pq approx
* Landtax (if rented): $ pq approx.
* Year built: 2013
* Rental appraisal: $580 - $630

More About this Property

Property ID	347TGCY
Property Type	Unit
House Size	70 m²
EER	6
Including	Air Conditioning Courtyard

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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.

27/82 Henry Kendall street, Franklin

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