

**97/104 Henry Kendall Street, Franklin, ACT, 2913**

LUTON

**Apartment For Sale**

Friday, 1 November 2024

97/104 Henry Kendall Street, Franklin, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Ground floor comfort

Welcome to this charming ground-level apartment, you are greeted by an open-plan living area boasting in natural light, creating an inviting atmosphere that instantly feels like home. The spacious living area is a breath of fresh air, with wide doors leading to a lush courtyard that brings the outdoors in.

The modern kitchen features quality appliances and finishes that elevate your cooking experience. Equipped with an electric cooktop and oven, a stylish stone bench, and a dishwasher, it offers ample storage for all your needs, perfect for whipping up meals or hosting friends.

This sophisticated apartment features two generously sized bedrooms, each designed as a serene retreat. The main bedroom offering a spacious walk-in robe and private ensuite. With the secondary bathroom appointed across the second bedroom making it effortlessly designed. Plus, with one secure accessibility parking space on the ground level and one parking on the lower level both with storage cages.

Ideally situated near local amenities, parks, and public transport, you'll find yourself just moments away from shopping, dining, and recreational activities. Whether you're a first-time buyer, a couple starting a new chapter, or looking to downsize without compromising on quality, this apartment seamlessly blends modern living and an easy lifestyle.

### Property Features:

2 Bedrooms | 2 Bathrooms | 2 Car

Located in the Vista complex on the ground floor

Open plan layout with dining, living and kitchen

Contemporary kitchen featuring Solt electric cooktop, oven and Ariston dishwasher

Floor-to-ceiling windows in living areas that flood apartment with natural light

Main bedroom features ensuite and walk-in robe

Second bedroom including a built-in robe and mounted Arleg electric heater

Split system heating and cooling in the living area

Fans installed in bedrooms

Spacious courtyard through large sliding doors

Two car spaces, one located on the ground floor - accessibility parking space

Second car space located in the secure basement

Each parking space is accompanied with its own storage cage

Within 5 minutes drive to Marketplace Gungahlin

Within 4 minutes drive to Harrison primary school

### Property Details:

Residence: 76.7m<sup>2</sup>

Courtyard: 38m<sup>2</sup>

EER: 6.0 Stars

Strata: \$1,046 PQ (approx.)

Rates: \$1,399 PA (approx.)

Land Tax: \$1,619 PA (approx.)