

4/50 Henry Kendall Street, Franklin, ACT, 2913

STONE

Townhouse For Sale

Tuesday, 10 December 2024

4/50 Henry Kendall Street, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Jess Doolan
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Modern living meets ultra convenience

The Stone Gungahlin office will be closed for the Christmas/New Years break from Friday 20th of December and re-opening from 9:00am on the 6th of January 2024. For all enquiries, please contact Jess on 0477 775 773 or via email on jessdoolan@stonerealestate.com.au.

We hope you have a fantastic holiday season and look forward to seeing you in 2025!

This immaculate three-bedroom townhouse is the perfect blend of modern design and comfort. The contemporary, flowing interiors are thoughtfully crafted to provide a spacious and inviting environment, creating a peaceful retreat for busy lives. With a neutral aesthetic and a seamless connection to the natural surroundings, the home fosters a calming atmosphere that soothes the senses, offering a warm and welcoming sanctuary at the end of the day. This home is in the perfect location, boasting ultra convenience being just a moment's walk to the light rail station and a range of local schools, shops and more parks.

Features overview:

- Single and double-glazed windows
- EER (Energy Efficiency Rating): 6.0 Stars
- Built in 2017
- Quality inclusions throughout
- Ducted reverse cycle heating and cooling
- Travertine tiles in courtyard
- Low strata fees/body corporate
- Herb and veggie garden planter boxes

Sizes (Approx.)

- Internal Living: 92 sqm
- Garage: 22.75 sqm
- Courtyard:
- Total residence: 115.53 sqm

Prices:

- Strata levies/Community title: \$469.78 per quarter
- Rates: \$560 per quarter
- Land Tax (Investors only): \$578.64 per quarter
- Conservative rental estimate (unfurnished): \$640-\$660 per week

Inside:

- Open-plan kitchen, dining, living room
- Glass sliding doors connect with landscaped courtyard garden
- Modern kitchen with stainless steel appliances, gas cooktop, oven and stone bench tops
- Soft close drawers in kitchen
- Three good size bedrooms with built in robes, the master featuring an ensuite
- Fully appointed main bathroom
- European laundry in garage
- Ducted reverse cycle heating and cooling
- NBN connected, FTTP

Outside:

- Single garage automatic roller door and internal access
- Low maintenance, beautifully landscaped courtyard

- Light Rail station on your doorstep
- Close proximity to Franklin School, Harrison School, Franklin Woolworths and shops
- Easy access to arterial roads
- Automatic sprinklers in garden
- 5km drive to Farmers market



Franklin has become a highly sought-after suburb for buyers seeking quality homes. Ideally located in the heart of Gungahlin, it boasts local amenities such as shops, Harrison Public School, and Mother Teresa Private School. The suburb offers easy access to Canberra's bus routes and light rail service and is only a 5-minute drive from Gungahlin Town Centre, home to a variety of cafes, restaurants, and supermarkets like Woolworths, Coles, and Aldi. Franklin's prime appeal lies in its proximity to the Light Rail, providing convenient and direct access to the City.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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