

# 10/41 Clare Burton Circuit, Franklin, ACT 2913



## Sold Apartment

Thursday, 10 August 2023

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$410,000**

Ideally situated in the heart of Franklin, just a 5-minute drive from the Gungahlin town centre is this ground-floor one-bedroom courtyard apartment. Close to local shops, schools and the tram line, the location does not get much better than this. The combined open-plan living space includes a study nook and flows directly out to a lovely covered outdoor entertaining area and courtyard. The kitchen is at the heart of the apartment and includes stone bench tops and lots of cupboard space, a dishwasher and quality electric Fisher & Paykel appliances. The main bedroom has a built-in robe and its own private courtyard with a garden shed. The 2-way bathroom includes quality fittings, a large shower, a vanity with storage, and an integrated laundry with a dryer. Reverse cycle split system situated in the living to keep you comfortable all year round. Single covered parking space and additional off-street parking for visitors. The Zest Apartments complex includes a fantastic common BBQ area exclusively for residents' use. This apartment is disability friendly with a large parking space and wheelchair-friendly design. The Owners' Favourite Part: The large spacious living and having the two big courtyards. Features include:- Open-plan living area- The main bedroom has a built-in robe and its own private courtyard- Single-covered parking space- Reverse Cycle Air Conditioning- European Style Laundry- Electric Cooking- Stainless Steel Appliances- Dishwasher- Intercom System- Off-Street Visitor Parking- Less than 4 min walk to Nullarbor Avenue tram stop- Less than 5 min walk to Franklin Shops- Less than 9 mins walk to both Harrison Public School and Franklin School- Less than 8 min drive to Gungahlin Marketplace- Less than 17 min drive and 20 min tram ride into the city Particulars (all approx.): - Living: 57m<sup>2</sup>- Main Courtyard: 21m<sup>2</sup>- Bedroom Courtyard: 9m<sup>2</sup>- Strata \$678 pq (including sinking fund)- Land Tax (Investor only) \$450 pq- Rates \$377 pq- EER: 5.0