

11 Rolls Street, Franklin, ACT 2913



House For Sale

Thursday, 9 November 2023

11 Rolls Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 249 m2

Type: House



Lukas Cole

0432289618

\$709,000+

This charming three bedroom, one bathroom house in the heart of Franklin is a rare gem that offers the perfect blend of comfort, convenience, and style. With its open-plan living, spacious bedrooms with built-in wardrobes, and a well-appointed kitchen, this property has something for everyone. Each of the three bedrooms offers generous space and convenient built-in wardrobes, providing ample storage and making organization a breeze. The well-designed kitchen is perfect for those who love to cook or entertain. With plenty of counter space and modern appliances, you'll have all you need to whip up delicious meals for family and friends. Step outside onto the stunning decked pergola area, where you can enjoy your morning coffee bathed in sunlight. It's the perfect spot to relax, unwind, and soak up the tranquility of your own little piece of paradise. Surrounding the front and back of the house are meticulously maintained gardens, adding a touch of natural beauty to the property. Whether you have a green thumb or simply enjoy the serenity of well-kept gardens, you'll find it here. The property is conveniently located in the heart of Gungahlin, with the light rail just a few minutes down the road. Gungahlin Town Centre is also moments away, offering a wide range of shopping, dining, and entertainment options. Not to mention right down the road you have the highly rated Franklin School as well as easy access to the beautiful walking trails of Franklin ponds. Whether you're a first-time homebuyer, downsizing to a more manageable space, or seeking a savvy investment opportunity, this home caters to your needs and aspirations. Don't miss your chance to make this wonderful Franklin residence your own! Act fast, as properties like this don't stay on the market for long. Give me a call on 0432 289 618 today to arrange a viewing and experience the perfect blend of comfort, style, and convenience that awaits you. Your dream home awaits!

Features:- Three great sized bedrooms, all with built ins. - Open plan living- Converted garage into second living area/study/games room- Beautiful gardens front & back- Covered alfresco area - Solar- Gas cooking

Rates: \$2,491 pa approx
Land Tax: \$3,837 pa approx
EER: 5.0

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