

12/35 Clare Burton Crescent, Franklin, ACT 2913



Sold Townhouse

Monday, 14 August 2023

12/35 Clare Burton Crescent, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Frances Junakovic
0482638870



Nicolas Lecointe
0414357605

Contact agent

Are you seeking a hassle-free investment property or a perfect home for your easygoing lifestyle? Well, your search ends here! This stunning and spacious three-bedroom townhouse is an ideal choice for first-home buyers and downsizers alike. Nestled in the prime suburb of Gungahlin district, this home offers the convenience of being close to schools and fantastic facilities, including the local shops in Franklin and Gungahlin. Imagine the joy of strolling to Woolies for your grocery shopping! With brand-new flooring and a rejuvenated look, this property is ready for you to move in now. Step inside and be greeted by freshly painted bedrooms that exude a sense of peace and comfort. As you explore further, you'll be delighted by the brand-new flooring that seamlessly flows throughout the open-plan floorplan. This spacious layout is designed to effortlessly accommodate your lifestyle, whether you're hosting gatherings with loved ones or simply unwinding after a long day. Discover the perfect location that makes this home truly extraordinary. Nestled right next to lush parklands and just a stone's throw away from local schools, shops, charming cafes, and the convenient light rail station, everything you need is within reach. This is more than just a home; it's a lifestyle enriched with the best of both worlds. Don't miss out on this extraordinary opportunity!

Features: - Spacious and open-plan living and dining area with new flooring throughout.- Split System located in the living area- Well-equipped kitchen with gas cooking and stainless steel appliances- Two generously sized bedrooms, both with built-in wardrobes.- Master bedroom with en-suite bathroom - Low maintenance garden and private courtyard.- Automatic double garage with secure parking, Visitor Parking available

Particulars (all approx.): - Living Size: 114m² - Garage Size: 37m²- Front Courtyard Size: 25m² - Back Courtyard Size: 47m² - Year Built: 2013- EER: 5.5- Council Rates: \$333.75 pq- Body Corporate: \$430 pq incl sinking fund- Rental Estimate: \$650-\$700 per week