

**12 Ruth Bedford Street, Franklin, ACT 2913**

**VERV**

**House For Sale**

Friday, 23 February 2024

12 Ruth Bedford Street, Franklin, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



Jason Roses  
0431419847



Brianna Kaleb  
0488480474

## Awaiting Price Guide

Presented to the market is this wonderful and well-appointed single level family home located within the popular suburb of Franklin. The home is set upon an impressive 636m<sup>2</sup> parcel of land behind private and manicured hedging, affording the new owners absolute privacy. The home has been recently updated, including; brand new carpets, freshly painted throughout and upgrade of lighting to LED. Number 12 is a gorgeous north facing four bedroom, two bathroom home offering three expansive living areas, along with a double garage providing internal access. Upon stepping inside, the sheer size of the property becomes immediately evident, offering a numerous amount of living possibilities. From the formal front living spaces to the spacious open-plan area adjoining the kitchen, this residence effortlessly caters for larger families. Set on a generously proportioned flat block, the rear garden is an expansive space that features a covered alfresco area, perfect for outdoor gatherings. The backyard provides enough room for children to play freely or for pets to explore. Conveniently situated in the heart of Gungahlin, Franklin has local schools, shops, and a short drive to the bustling Gungahlin Town Centre, where an abundance of amenities awaits, including cafes, restaurants, and supermarkets such as Woolworths, Coles, and Aldi, ensuring a convenient and vibrant lifestyle for residents. Features include: - Spacious single level home - Large 636m<sup>2</sup> parcel of land - Generously built over 226m<sup>2</sup> - Freshly painted throughout - Brand new carpets throughout - Four bedrooms all with built in robes - Two bathrooms (main & ensuite) - Double garage with internal access - Three separate living spaces - Master bedroom with ensuite and mirrored built in robes - Main bathroom with a large shower and bathtub - Modern kitchen tiled splashback, gas cooktop and Blanco appliances - Separate formal dining and living areas - Ducted heating and cooling throughout - Open plan living/family room off kitchen - Ample storage throughout the home - Large covered pergola - Generous rear backyard with ample room - Landscaped gardens to the front and back - Short walk to ACT Light Rail - Close to local schools and shops including Woolworths - Short drive to Gungahlin Town Centre EER: 5 stars Total living: 187.93m<sup>2</sup> approx. Garage: 38.96m<sup>2</sup> approx. Pergola: 15m<sup>2</sup> approx. Block Size: 636m<sup>2</sup> approx. Property Built: 2009 UV: \$709,000 (2023) Rates: \$3,702.46 per annum approx. Land Tax: \$6,540.84 per annum approx. (paid by investors only)