

13 Grimstone Place, Franklin, ACT 2913

AREA SPECIALIST

Sold House

Thursday, 12 October 2023

13 Grimstone Place, Franklin, ACT 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 896 m²

Type: House



Jason Hall
0475983079

\$1,400,000

ITS ADDRESSED: The online timed auction has started, and bids can be made from now, right through to Saturday 4th of November 2023 @ 10:00 am when the auction closes. N.B All bids for this property must be submitted via the online auction platform, see the below link and the QR code in the photo carousel. <https://buy.realtair.com/properties/113203>

Full transparency of the sales process: A timed auction is not as complicated as it looks. Here's what you need to know. On holidays? No problem. You can participate at any time, from anywhere. Location is no longer a barrier to buying property. You can trust the sales process: everyone can see the current highest bid at all times, ensuring complete transparency. Sign up for property alerts and be notified of changes and bids. Take the time you need to do your research, knowing you won't miss out. Think of eBay for real estate.

Introducing 13 Grimstone Place – a beautifully renovated 5-bedroom, 2-bathroom family home situated in a quiet, peaceful cul-de-sac. This impressive property boasts a generous land size of 895 square metres, with ample parking space including a double garage and additional carport, and multiple outdoor green spaces where the family can relax or play. Step inside this house and be greeted by the open expansive living areas where you can keep an eye on the little ones from the kitchen and living spaces while they enjoy the outdoors. Entertain in style on the expansive 80m² covered timber deck, perfect for family gatherings, or relax with a coffee on the second deck, accessible through bi-fold doors. The heart of the home is the spacious, brand-new kitchen, complete with 40mm stone benchtops, an induction cooktop, breakfast bar, dishwasher, and plenty of bench space and storage. Enjoy the convenience of top-of-the-range Bosch appliances, including a multi-function steam oven and combi-microwave oven, making meal times a breeze. The home also features stylish new hybrid flooring, plantation shutters and plush new carpets in the bedrooms, as well as a rumpus room that opens out to the deck, providing an ideal space for the kids to play. The updated bathrooms include modern fittings and fixtures, including new shower screens and tapware. The laundry and powder room have also recently been refreshed with new tiling and additional storage. Keep comfortable year-round with underfloor heating in the ensuite, WIR in the master, built-in robes in all other bedrooms, ducted heating and cooling, and solar panels. Additional features include attic storage, garden shed and irrigation system. Located just a 15-minute drive to the city and a 10-minute walk to the light rail terminal, with close proximity to Franklin School and bus stops, this property is perfect for families seeking a modern, spacious and conveniently located home. Don't miss out on this outstanding opportunity – arrange a viewing today.

Year built: 2010
Living size: 191.10m²
Double garage size: 41.20m²
Single carport size: 12.23m²
Outdoor entertaining spaces: 105.28m²
* Quiet cul-de-sac
* Solar panels (45.7c per kilowatt)
* Plenty of parking on driveway for multiple cars, boat, caravan etc
* Multiple green areas for relaxation and play
* Lounge, dining and rumpus room (great for kids play space)
* The rumpus room opens out to the 80m² deck
* The kitchen is new includes 40mm stone benchtops, induction cooktop, multi-function steam oven and combi-microwave oven, breakfast bar, dishwasher, ample storage and plenty of bench space
* Bosch appliances
* Expansive covered timber deck (80m²) for family gatherings, second deck accessible through bi-fold doors
* The kitchen and living spaces overlook the outdoor areas
* New hybrid flooring in the living areas
* Plush new carpets in the bedrooms and built-in robes in all rooms
* Plantation shutters
* Ducted vacuum
* The bathrooms have had some updating with modern fittings, new shower screens, and tapware
* The laundry and powder room have recently refreshed with new tiling and extra storage
* Underfloor heating in the ensuite and ducted heating and cooling throughout the home
* Attic storage, garden shed and irrigation system
* 15-minute drive to the city, 10-minute walk to light rail terminal and close to Franklin School and bus stops