

# 16 Gwen Meredith Loop, Franklin, ACT 2913

STONE

## Sold House

Thursday, 19 October 2023

16 Gwen Meredith Loop, Franklin, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m<sup>2</sup>

Type: House



Sam Dyne

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**\$967,100**

Enjoy quiet suburban living with this charming 4-bedroom home, situated in a quiet pocket in Franklin. A seamless floorplan connects the separate living room into an open kitchen-dining area and the hallway into the bedrooms and bathrooms, creating a coherent and feel-good day-to-day experience. Throughout the home, white walls and windows ensure plenty of natural light. Step outside from the kitchen-dining area into a pergola sitting beside grass area that wraps around to the front, offering a whole, suburban experience in this home. This house is across from the Gwen Meredith Playground and a minute's drive to the Franklin shops and Harrison public school and daycares, making it an ideal location for anyone looking to settle in the well-established and convenient neighbourhood of Franklin. Franklin has cemented itself as being a suburb of convenience being the closest to the inner-north lifestyle in Gungahlin. This home is a 10-minute walk to the light rail station or you can just jump onto Gungahlin Drive and be into the city within 14 minutes.

Features Overview:- North facing- Single level floorplan- Located in a quieter pocket of Franklin opposite from Gwen Meredith Loop playground, and close to the Franklin shops and Harrison schools- NBN connected with FTTP- Age: 14 years (built in 2009)- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx)- Internal Living: 148.2 sqm- Porch: 4.0 sqm- Pergola: 17.68 sqm- Garage: 38.1 sqm- Total residence: 186.3 sqm- Block: 405 sqm Prices- Rates: \$655.50 per quarter- Land Tax (Investors only): \$1036 per quarter- Conservative rental estimate (unfurnished): \$700-\$720 per week

Inside:- Spacious kitchen-dining area- Freshly painted throughout means there is nothing to do except move in.- Separate front living area offers separation for a growing family.- Electric cooktop- Electric oven- Ducted gas heating- Ducted evaporative cooling- Split system installed in master bedroom. Outside:- Vergola pergola extended from the kitchen-dining area- Electric vergola has built in lights, remote controls and rain sensors to automatically close in the event of rain.- Wrap-around outdoor area around the house- Immaculate front-garden with roses ensures a beautiful street-appeal.- Pebble ground and stone-brick steps to door

Construction Information:- Flooring: Concrete on ground- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete Roof Tiles- Fascia: Colourbond fascia- Gutters: Colourbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.5

Franklin is slowly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its close proximity to the Light Rail system, with easy and direct access into the City.

Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.