

# 161 Oodgeroo Avenue, Franklin, ACT 2913



## Sold House

Friday, 11 August 2023

161 Oodgeroo Avenue, Franklin, ACT 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 330 m2**

**Type: House**



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**\$1,100,000**

Introducing the Perfect Family Home: Prime Location, Double-Story House with 4 Bedrooms, 3 Bathrooms, Double Garage, and 2 Living Areas

Welcome to your dream home in Franklin! This magnificent double-story house offers the perfect blend of style, comfort, and convenience. With its spacious layout and modern design, this 4-bedroom, 3-bathroom home is ideal for growing families seeking a comfortable and contemporary living experience. As you step into the house, you are greeted by a grand entrance foyer that sets the tone for the entire property. The ground floor boasts an open-plan layout. The first living area is perfect for hosting guests or relaxing with the family. Adjacent to the living area is a modern, fully equipped kitchen, complete with high-end appliances, ample storage space, and a breakfast bar for casual dining. On the ground floor, you'll also find a well-appointed bedroom, which can be used as a guest room, study, or home office. This flexibility allows you to tailor the space to suit your specific needs. A stylish bathroom with modern fixtures completes the ground floor layout. As you ascend the staircase to the second floor, you'll discover the remaining three bedrooms and additional living area. The master bedroom is a luxurious retreat, complete with a walk-in closet and an ensuite bathroom featuring a double vanity, a spa-like bathtub, and a separate shower. The other two bedrooms are generously sized, offering plenty of space for children or guests. A third bathroom with contemporary finishes and fittings serves these bedrooms. The location of this home is truly unbeatable. Situated near a tram stop, commuting to work or exploring the city is a breeze. Additionally, you'll have easy access to nearby amenities such as schools, parks, shopping centres, and entertainment options, making this house an ideal choice for families looking for convenience and a vibrant lifestyle.

**Property Features:** 4 Bedroom | 3 Bathroom | 2 Car garage - 330 m<sup>2</sup> Block

**Approx.:**

- Architect designed home showcasing high end inclusions, and finishes
- Open plan living across two levels
- Large master bedroom features open walk-in wardrobe, spacious ensuite, and a private balcony
- Three other bedrooms with built-in robes,
- The main bathroom with a freestanding jacuzzi bathtub and a separate powder room.
- One bedroom located downstairs with Built-in robe and serviced by the large main bathroom.
- 40mm Kitchen stone benchtops with extended breakfast bar & walk-in pantry. 900mm Bosch Gas cooktop, 900mm ducted rangehood, 600mm Bosch oven
- Spacious pantry with Glass splash back along with lot of overhead and under bench cupboard space

**Property Details:**

- Ground Floor : 111.18 m<sup>2</sup> (approx.)
- Upper Floor : 68.93 m<sup>2</sup> (approx.)
- Garage : 40.10 m<sup>2</sup> (approx.)
- Porch : 6.40 m<sup>2</sup> (approx.)
- Pergola and deck : 48.00m<sup>2</sup> (approx.)
- Balcony : 5.26 m<sup>2</sup> (approx.)
- Total Build : 225.47 m<sup>2</sup> (approx...)
- Block size : 330.00 m<sup>2</sup> (approx...)
- Year of built : 2010
- EER : 6 Stars

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