

17/2 Clare Burton Cres, Franklin, ACT 2913

ARCHER

Townhouse For Sale

Thursday, 1 February 2024

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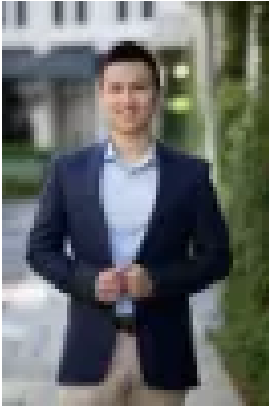
Bedrooms: 3

Bathrooms: 3

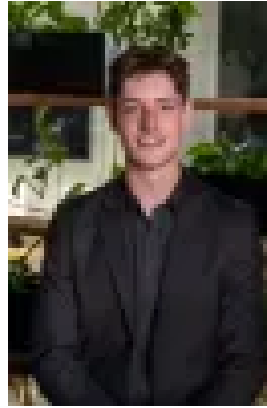
Parkings: 2

Area: 128 m2

Type: Townhouse



Alex Wang
0262625232



Benjamin Bailey
0262625232

\$750,000+

Please note, the photos in the ads were from the previous purchase. New photos will be updated soon. Located just steps from the light rail station, this family-friendly villa is a gem in the heart of Franklin, surrounded by essential amenities like Franklin Woolworth, Franklin & Harrison Schools, childcare centers, medical facilities, and the vibrant Gungahlin Town Center. This exquisite property features two luxurious master suites with ensuite bathrooms, along with a versatile third bedroom located on the ground level. Designed with an eye for elegance and functionality, the property showcases a sophisticated kitchen equipped with top-of-the-line appliances and finishes. This culinary space flows effortlessly into an expansive open-plan living and dining area, reveal a charming balcony complete with gas outlets - an ideal spot for al fresco dining and entertaining. The landscaped front courtyard with a lockable gate and the back courtyard, accessible through the laundry area, provide private, serene outdoor settings. This home is also a showcase of modern elegance and technological sophistication, including Google-connected LIFX downlights and a Samsung keyless smart digital door lock, enhancing both convenience and security. This home presents a rare opportunity for downsizers, first home buyers, and investors alike. Don't miss out on the chance to secure a prime location and enviable lifestyle. Contact us today for more information and to schedule a viewing. Features: • Living Size: 108 m² + 20 m² Garage • Block Size: 100 m² • Landscaped front yard and enclosed backyard • Balcony with shade sail • Open plan living and dining area • Gas cooktop • Stainless Steel Appliance with double dish drawer dishwasher • Stone benchtops • Ducted R/C Air condition • Built-in robe in all bedrooms • Automatic single garage with internal access and an allocated car spot • Close to Franklin Woolworth, Franklin & Harrison Schools, childcare centers, restaurants, cafes, medical centers, public transport and the Gungahlin Town Center Particulars (all approx.) Year Built: 2014 Rent Estimate: \$402/quarter Rates: \$515/quarter EER: 5.5 DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.