

# 17/20 Clare Burton Crescent, Franklin, ACT 2913

## Townhouse For Sale

Tuesday, 19 December 2023

**Canberry.**

*Live Where You Love*

17/20 Clare Burton Crescent, Franklin, ACT 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Shan Gao  
0457038888



Curtis Dong  
0449889665

**\$849,000**

What you'll love...Light, bright and ready to delight, 17/20 Clare Burton Crescent is an exceptional example of modern, sun-soaked family living. Positioned in the thriving suburb of Franklin, walk to the bustling Franklin shops and only a short drive from Gungahlin town centre, this snazzy townhouse is an excellent opportunity for first home buyers, young families or investors. With nearby schools and playgrounds, parks and nature reserves, and even the best of Gungahlin's pubs and restaurants, Franklin provides plenty of stuff to do for the whole family. You enter this alluring home via the neat and private front courtyard, a perfect size for welcoming guests and family or for relaxing in the sun. Which then entering inside your immediately greeted by the homes living area, which is totally open plan. A beautiful modern kitchen overlooks the space, boasting feature cabinetry, stone bench tops and stainless-steel appliances. The clever downstairs floorplan is perfect for everyday living and includes a laundry, downstairs powder room and easy internal access to the double garage. On level one, the large light-filled master bedroom features a walk-in wardrobe and ensuite, and open up to a large private balcony where you can sit and have a cup of coffee in peace. The other generously sized bedroom has built-in wardrobes. A contemporary bathroom services the floor, and it's large enough to have its own bath. On level two are the remaining two bedrooms, each with great proportions and their own built-in wardrobes. The additional bathroom, offering a shower and bath, is conveniently positioned in between them. 17/20 Clare Burton Crescent is a home that seriously delivers. It extends to you a top-notch lifestyle in a great family location. Inspect today to see why this is a home in which you will live where you love. At a glance...- An exceptional example of modern, sun-soaked family living- Enter this alluring home via the neat and private front courtyard- Inside your immediately greeted by the homes living area, which is totally open plan- A beautiful modern kitchen overlooks the space, boasting feature cabinetry, stone bench tops and stainless-steel appliances- Downstairs laundry, powder room and easy internal access to the double garage. - Master bedroom features a walk-in wardrobe and ensuite, and open up to a large private balcony- The remaining three bedrooms, each with great proportions and their own built-in wardrobes- 2 contemporary bathroom services level one and level two- Reverse-cycle heating and cooling Love the location...- Within 2 minutes' walk to Woolworth metro, BWS and pharmacy- Within 5 minutes' walk to the light rail station- Within 8 minute' walk to Franklin School- Within 5 minutes' drive to the Gungahlin Town Centre- Within 15 minutes' drive to the Canberra CBDProperty details...Living: 130sqmCourtyard: 37sqmBalcony: 18sqmGarage: 36sqmBuilt: 2014EER: 5.0Rates: \$591.11 pq (approx)Land Tax: \$770.38 pq (approx. only if rented)Body Corporate: \$919.31pq (approx. both administration and sinking fund included)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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.