

**18 Hesba Brinsmead Street, Franklin, ACT 2913**



**House For Sale**

Thursday, 30 May 2024

18 Hesba Brinsmead Street, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 250 m2**

**Type: House**



Vince Qi

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## Auction

A charming brick veneer home designed for low-maintenance and hassle-free living. This delightful, north-facing residence boasts three bedrooms, including a master with an ensuite and walk-in robe, while bedrooms two and three feature built-in robes. The open-plan living area seamlessly integrates with a well-appointed kitchen, showcasing stone benchtops, a gas cooktop, an electric oven, and a dishwasher. Additional highlights include a single garage and two easy-care courtyards, perfect for relaxation and entertaining. The front courtyard is a true retreat, surrounded by mature, private hedges, and the quality-built deck flows beautifully from the living and dining areas. Ideal for those seeking a convenient urban lifestyle, this property is close to essential amenities and offers the perfect blend of comfort and practicality.

- North-facing living, dining and front courtyard
- 3 bedrooms all with built-in-ropes and walk-in-robe
- Open plan kitchen, living and dining
- Outdoor alfresco dining area
- Timber deck
- Established and private hedges
- Low maintenance native gardens
- 6m x 4.5m storage space in ceiling with an internal loft ladder
- Electric cook top, electric oven and dish washer
- Ducted heating and cooling for the whole house
- NBN
- Single and automated lock-up garage
- Family friendly neighbourhood

Proximity:

- Franklin School
- Mother Teresa School
- Harrison Early Childhood Centre
- Harrison Public School
- Burgman Anglican School
- Gungahlin College
- Woolworths Franklin
- Gungahlin Marketplace
- Franklin Pond
- Franklin Playground
- Gubur Dharura Heritage Park

Statistics (all measures/figures are approximate):

- Land size: 250.00 sqm
- Home size: 123.00 sqm
- Rates: \$515.75 pq
- EER: 5.0
- UV (Unimproved value): \$284,000 (2023)