

22/2 Clare Burton Crescent, Franklin, ACT 2913

Sold Townhouse

Friday, 17 November 2023

STONE

22/2 Clare Burton Crescent, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 139 m²

Type: Townhouse



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\$750,000

Nestled in a highly sought-after location, this stunning 3-bedroom, 3-bathroom townhouse offers a blend of comfort, style, and convenience. Boasting north-facing living areas, this residence is bathed in natural light, creating an inviting and warm atmosphere throughout. Features Overview:- North facing to the rear- Tri-level floorplan- Only a few meters walk to the local Franklin shops, including Woolworths, BWS, Coffee Guru, GP, Dentist, Chemist, Fresh Seafood and Cafe's, located across from Franklin Pond with beautiful walking trails and picnic/BBQ areas. - NBN connected with FTTP- Foxtel Ready- Age: 9 years (built in 2014)- Units plan number: 4055- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Aqua- Number of buildings in development: 38- Strata management: ACT Strata Management Sizes (Approx)- Internal Living: 107.9 sqm- Balcony: 8.37 sqm- Porch: 3.2 sqm- Front courtyard: 87 sqm- Back courtyard: 5.9 sqm- Garage: 20.40 sqm- Total residence: 139.87 sqm Prices- Strata Levies: \$405 per quarter- Rates: \$516.03 per quarter- Land Tax (Investors only): \$663.78 per quarter- Conservative rental estimate (unfurnished): \$580 – \$600 per week Inside:- Master suite with built-in robe and ensuite- Spacious 2nd bedroom with built-in robe and ensuite- Ground floor bedroom with built-in robe and bathroom next door - Laundry room with external access- North-facing, open-plan living area with glass sliding doors through to the large balcony- Modern kitchen with ample storage space, quality appliances and breakfast bar- Split systems for Living and Master suite- Single car garage with internal access Outside:- Allocated car space directly across from the garage - Large North-facing balcony- Easy to maintain front and back courtyard- Visitor parking throughout (10 allocated slots within the complex) Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colourbond- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Timber window frames and aluminium window frames- Window Glazing: Single glazed windows 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 proximity to the Light Rail system, with easy and direct access to 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: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further enquiries.