

**23 Littlejohn Lane, Franklin, ACT 2913**



**Sold House**

Friday, 29 September 2023

23 Littlejohn Lane, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 202 m2**

**Type: House**



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**\$635,000**

This stunning 2-bedroom home offers the perfect blend of modern style & functionality. With a north-facing aspect, you'll enjoy all-day sunshine & natural light pouring into the living spaces from the large balcony. Stepping foot into the home you'll notice the illumination from the feature courtyard centred in the property. As you progress further into the main living and dining area, you'll find the room has generous sizing and layout providing flexibility, while the sliding door allows for the perfect opportunity to create a great flow between the kitchen and courtyard to enjoy breakfast and a coffee. The kitchen contains the perfect benchtop range and ample storage to make cooking a breeze. The split system provides year round heating and cooling for your comfort, letting this area be the perfect communal section of the home. Bedrooms one and two both contain built-in wardrobes and are flush with space. With both bedrooms being carpeted, this is sure to leave you with a cosy and homely feel. The spacious bathroom and separate toilet contribute to the easy living feel of the home. Maintenance is a breeze when it comes to the outdoors; with the dual courtyard areas and minimal grass zones, you're able to make the outside area your own. The single garage boasts space for extra storage while also providing internal access to the property. Locally, you'll see that this home offers a close commute to the community parks and lake, a 2 minute drive to Woolworths, and just a short distance away from arterial roads. Features:

- Commodious 2 bedroom home
- Homely open plan kitchen, living and dining areas.
- Both bedrooms include built-in wardrobes
- Accommodating kitchen with gas cooktop and stainless steel appliances
- Two separate courtyards
- Single lock up garage with internal access and laundry area

Key Stats:

- Block size: 202m<sup>2</sup>
- Building size: 110m<sup>2</sup>
- Living area: 88.59m<sup>2</sup>
- Garage: 21.13m<sup>2</sup>
- EER: 4.5
- Rates: \$551 p/q
- Land Tax: \$703.25 p/q