

24/20 Clare Burton Crescent, Franklin, ACT 2913



Townhouse For Sale

Friday, 2 February 2024

24/20 Clare Burton Crescent, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Townhouse



Jake Bunday
0411367920

Auction, Wed 28th Feb at 6:00pm

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City Auction to be held on the 28th Feb at 6:00pm if not sold prior. Nestled in a serene and welcoming town complex, this 2-storey townhouse not only offers a comfortable residence but also stands out as an excellent investment opportunity. Presenting an ideal blend of convenience and tranquillity, the property provides effortless access to shopping, dining, a nature reserve, and more, creating a peaceful haven amidst the bustling city life. Situated in close proximity to Franklin Pond, Woolworths, High Schools, the light rail and various essential amenities, the location couldn't be more desirable for potential investors. The residence features two generously sized bedrooms and two contemporary bathrooms, making it an attractive prospect for both residents and those looking to invest. Its warm ambiance is accentuated by an open-concept living area and kitchen, creating a perfect space for both entertaining guests and unwinding after a busy day. Spanning two levels and positioned at the end of the complex, the townhouse enjoys abundant natural light and enhanced privacy, further adding to its appeal. Throughout the year, residents can experience optimal comfort, thanks to heating and cooling split systems installed on both levels. The bright and spacious bedrooms are complemented by ample windows that invite in a wealth of natural light, enhancing the overall attractiveness of the property for those considering it as a lucrative investment. Don't miss the opportunity to secure not just a residence, but a promising investment property in this desirable town complex.

Features..

- Situated in a quiet and friendly complex
- 2 storey townhouse.
- Easy access to shopping, dining, entertainment, and more.
- Two spacious bedrooms.
- Two modern bathrooms.
- Open concept living area and kitchen.
- Perfect for entertaining guests.
- Positioned at the end of the complex with no sharing walls to one side
- Heating and cooling split systems installed on both levels.
- Close to Franklin Pond, Woolworths, High Schools, the light rail and various amenities

Quick stats:-

- Internal living size: 89 sqm
- Rates: \$547.00 pq approx.
- Body corporate: \$761.72
- Year built: 2014
- Rental appraisal: TBA