

24 Flora Bassett Street, Franklin, ACT 2913

MARQ

House For Sale

Wednesday, 12 June 2024

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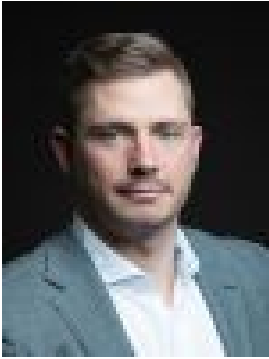
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Jason Anasson
0423821138



Natalie Kokic Schmidt
0428082885

Auction onsite

Buyer Guide: \$970,000+ Sitting conveniently in leafy Franklin, this freshly painted home offers contemporary comfort and easy family living. The single-level property offers the perfect blend of style and functionality. At the heart of the home, a modern kitchen with sleek stone benchtops and stainless-steel appliances seamlessly flows into the open-plan living and dining area. A dedicated second living space provides a welcome haven for relaxation or a dedicated play area. The master bedroom, positioned for ultimate privacy at the front of the home, features a walk-in robe and ensuite, while the other three bedrooms also have built-in robes. Comfort is assured year-round with ducted gas heating and ducted electric cooling keeping the temperature perfect for every season. Step outside and entertain in style under the covered alfresco area, perfect for catch ups with friends, while the low-maintenance yard ensures you have more time to spend with the family. - Four bedroom, two bathroom east-facing home- Freshly painted throughout- Modern open plan kitchen with stone bench tops, and all stainless steel appliances including 600mm gas cooktop, wall mounted oven and dishwasher- Master bedroom with walk-in robe and ensuite - Three other bedrooms with built-in robes- Main bathroom with separate toilet- Floor-to-ceiling tiles in bathrooms- Two living spaces, alfresco- 5 Star Energy Rating- Ducted gas heating and electric cooling throughout- Intercom at front door- Single level design, timber hybrid flooring- Roman and roller [privacy] blinds to living area- Double lock-up garage- NBN Connected - Fibre to the Premises (FTTP)- 167sqm of internal living, 36sqm garage- Located in Franklin, close to a light rail stop, the Franklin shops, multiple schools, plus picturesque parks, ponds, and walking trails with the added bonus of Charlotte Barton Playground being located at the end of the street - perfect for the kids! General rates: \$2,968.04 approx. per annum Land tax (if rented): \$4,955.66 approx. per annum Unimproved land value: \$483,000 (2023)