

**3 Marlowe Street, Franklin, ACT 2913**



**House For Rent**

Tuesday, 2 April 2024

3 Marlowe Street, Franklin, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$810 per week**

This spacious family home showcases a contemporary design with modern features throughout as well as fantastic street appeal. With over 280sqm of total living area, situated on a 600sqm block, the home offers the ultimate entertaining lifestyle. • Large formal lounge and dining area at the front of the home, including a Sony wall mounted TV • Family/meals area overlooked by the kitchen, leading out onto the alfresco dining area • Modern kitchen with gas 5 burner cooktop, stainless steel Bosch oven, Bosch dishwasher and extra large walk-in pantry • Ducted reverse cycle air conditioning throughout • Stylish timber flooring throughout - lower allergy home with no carpets • Huge main bedroom with large walk-in wardrobe, ensuite bathroom with double sink, floor to ceiling tiling and ceiling mounted waterfall shower head • Bedrooms two, three and four all include built-in wardrobes • High quality block-out roman blinds to bedroom and living area windows, with block-out panel glide blinds to the glass door leading to the alfresco area • Main bathroom also with floor to ceiling tiling, ceiling mounted waterfall shower head, and deep bath tub • Separate toilet • Laundry with extensive built-in storage cupboards • Rear alfresco area with built-in speaker system, down lights, built-in BBQ, sink and cupboards • Large 42m<sup>2</sup> garage • Enclosed spacious, low maintenance yard • Alarm system • 2 rainwater tanks - connected to the toilet and laundry • Energy efficient LED down lights throughout • Double lock-up garage with internal access and storage space • Short walk to Patrick White Pond • Energy Efficiency rating is not available • The property complies with the minimum ceiling insulation standard Located conveniently close to Schools, ponds and walking tracks, 1.6km walk to Franklin shops, and minutes drive to Gungahlin Town Centre. Available 2nd May

2024 Inspection ([www.blackshaw.com.au](http://www.blackshaw.com.au) and [www.allhomes.com.au](http://www.allhomes.com.au) only) 1. Click on the "BOOK INSPECTION" button 2. Register to join an existing inspection 3. If no time offered, please register so we can contact you once a time is arranged 4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times. Inspections may be cancelled if no one has registered so please ensure you register

**Pets** In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal.

**Rent** At Blackshaw Gungahlin we are pleased to offer our tenants flexible rental payment options including weekly, fortnightly or monthly payments to coincide with your pay cycle. Ask us for details.

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