

32/41 Clare Burton Crescent, Franklin, ACT 2913



Apartment For Sale

Saturday, 23 December 2023

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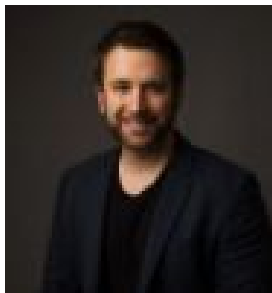
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



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\$409,000+

Positioned on the ground floor of the highly popular 'Zest' complex of just 35 apartments this beautifully presented residence is vacant and ready for immediate occupation. Only a short walk away from the Nullarbor Avenue light rail station and Franklin Shops this hidden gem is sure to appeal to a wide range of buyers. The apartment layout is highly practical, featuring an open-plan living area that adjoins the kitchen/dining and seamlessly connects to a sizeable courtyard. The bedroom is generously proportioned and features a built-in robe, bathroom access and connects to a second courtyard. A galley-style kitchen provides plenty of storage space and features stone benchtops, stainless steel appliances and electric cooking. A two-way bathroom features partial tiling, a vanity cabinet and modern finishes, while a European-style laundry is discretely tucked away between the bathroom and the kitchen. The reverse cycle air conditioning and downlights provide practicality and convenience all year round. Set in a quiet location yet only moments away from the light rail and local shops this property offers an exceptional purchase opportunity for owner-occupiers and astute investors alike. Enjoy the cosmopolitan lifestyle in the heart of the Gungahlin region with an abundance of cafes, dining and shopping options nearby. Be quick to inspect this outstanding property, it won't be on the market long!

Key features
Unbeatable location close to the light rail and local shops
Open plan living with an outlook into a private enclosed courtyard
Generously proportioned bedroom with built-in robe, and access to a secondary courtyard
The galley-style kitchen with stone bench tops, plenty of storage and stainless-steel appliances
Modern finishes in the bathroom
Study nook
European-style laundry with a washing machine and dryer provided
Reverse cycle air conditioning system
Secure parking
Storage shed in the secondary courtyard
Intercom system
Vacant possession
Plentiful street parking nearby

Key numbers
Internal living: 57m²
Courtyard and patio: 23m²
Secondary courtyard: 10m²
Car space: 13m²
Total entitlement: 103m²
Rates: \$399.46 p/q
Land Tax: to be confirmed
Strata Levies: \$704.35 p/q
Build: 2015
EER: 6 Stars