

**33 Charlotte Barton Street, Franklin, ACT 2913**

LUTON

**Sold House**

Friday, 1 September 2023

33 Charlotte Barton Street, Franklin, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## Contact agent

Welcome to Your Dream Home, 33 Charlotte Barton Street, Franklin Nestled in a highly sought-after suburb, the home is conveniently located close to schools, shops, parks, and the light rail, offering unparalleled convenience for your daily needs. This immaculate home offers four generously sized bedrooms, designed with comfort and functionality in mind. The master bedroom is a true retreat with a spacious ensuite and a walk-in robe, providing you with a private sanctuary to unwind. All bedrooms are designed for comfort, ensuring everyone has their own space to relax and recharge. The home boasts a well-designed floor plan with 2 separate living areas, allowing your family to enjoy space and privacy. The heart of the home features a spacious kitchen equipped with stone benchtops, gas cooktop, and dishwasher. Whether you're a culinary enthusiast or a busy family, this kitchen is ready to serve your needs. Fire up the grill and indulge in the joy of outdoor cooking. The outdoor dining area and pergola is a real entrainers delight. The double car garage with internal access, makes parking a breeze and adds an extra layer of security to your home. This is your chance to secure a home that ticks all the boxes – from the spacious layout to the convenient location. Don't miss out on this incredible opportunity! Contact us today to schedule a viewing and experience the magic of 33 Charlotte Barton Street for yourself. Your dream home awaits! Property Features:Construction: 2008EER: 6.0 StarsLand Tax: \$4,067/AnnumRates: \$2,700/AnnumRental Appraisal: \$700 - \$750/WeekBlock: 405m<sup>2</sup> approx.Living size: 167m<sup>2</sup> approx.Garage: 40.70m<sup>2</sup> approx..UV: \$483,000 (2022)Features:- Ducted reverse cycle heating and cooling- Gas cooktop with range hood- Electric Oven- Dishwasher- Instantaneous gas hot water- Outdoor entertaining area- Master bedroom with ensuite and walk in robe- N.B.N connected- Security alarm system- Carpet in bedrooms- 6.0 star EER- Close to schools, light rail, parks and shops