

**39/41 Clare Burton Crescent, Franklin, ACT 2913**



**Sold Apartment**

Monday, 14 August 2023

39/41 Clare Burton Crescent, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$515,000**

Located in a prime part of Franklin, this 2-bedroom apartment has everything you need either right at your doorstep or a short tram ride away! Situated on the second floor of the Zest complex, the unit offers two generously sized bedrooms both with mirrored built-in wardrobes, large ensuite to the main bedroom, main bathroom opposite to the second bedroom, a spacious open plan living/dining/kitchen space, European style laundry, and a balcony that looks onto a nature strip rather than into another apartment building to provide added privacy. Modern, light-filled, and functional, the kitchen features an abundance of storage, workspace, electric cooking, and quality stainless steel appliances. The dining area is open and spacious with enough room to accommodate a 6–8-seater dinner party and the living and balcony area is a great space to wind down and relax. The local Franklin shops has you covered - It sports a Woolworths grocery store, a pharmacy, fish and chips takeaway, Coffee Guru Café, an Asian grocer, and the delicious Meadows Frozen Custard. Along Flemington Road all within 10 minutes walking distance you'll find an array of other little gems including gyms, hairdressing salons, restaurants and more. Right across the road is Harrison Primary School, Harrison Playing fields and Football field, and right behind you, only a short walk down the road, is the Franklin Wetlands, Community Park, and Early Childhood School. One the best things about this unit is the convenience of being on Flemington Road without feeling like you're on Flemington Road. The unit is to the back of the complex so not only do your guests have easy access to visitor parking off-street, but you also have a private and peaceful space to come home to at the end of a busy day. If you're looking for a unit that is spacious, modern, move-in ready and is close to everything, including access to the tram to take you to work in the city or dinner in Gungahlin, or if you're looking for an investment in the Gungahlin district, this might just tick all your boxes... Features: -☑️Open plan living area - ☑️North facing-☑️2 generously sized bedrooms, both with built-in wardrobes-☑️Ensuite to the Master Bedroom -☑️Reverse Cycle Air Conditioning -☑️European Style Laundry -☑️Electric Cooking -☑️Stainless Steel Appliances -☑️Dishwasher -☑️Intercom System -☑️Off Street Visitor Parking -☑️Less than 4 min walk to Nullarbor Avenue tram stop -☑️Less than 5 min walk to Franklin Shops -☑️Less than 9 mins walk to both Harrison Public School and Franklin School -☑️Less than 8 min drive to Gungahlin Marketplace -☑️Less than 17 min drive and 20 min tram ride into the city Rates: \$1,562.91 p.aLand Tax: \$1,867.69 p.aBody Corp: \$800.75 p.q