

41 Manning Clark Crescent, Franklin, ACT 2913

House For Sale

Saturday, 28 October 2023



41 Manning Clark Crescent, Franklin, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 386 m2

Type: House



Josh Morrissey
0437799234



Sarah Turnbull
0261821802

Auction 18/11/23

What you see: Room to grow and a floorplan with endless possibilities to keep everyone in the family happy. Twilight walks through the reserve opposite and summer entertaining by the North facing pool, with low maintenance outdoor areas giving you more time to enjoy the things that matter. What we see: Summer entertaining has never looked so good. See more: North-facing double storey residence opposite reserve Gourmet kitchen with expansive stone island bench, appliance nook and walk in pantry Bosch and Blanco appliances include gas cooktop, wall mounted double oven and dishwasher Master bedroom with dressing room and en-suite with dual vanities Four additional bedrooms with built-in robes Two additional bathrooms, featuring a bath and powder room Flexible floor plan with multiple living areas Formal and informal living areas integrated with outdoor spaces French doors Ducted gas heating and evaporative cooling Upstairs rumpus room with balcony Separate study Music room & library Laundry with ample storage Walk in linen Pool with solar heating and private gazebo Covered alfresco area for outdoor entertaining Established and low maintenance gardens Security system Triple Garage with internal access, workshop and store room Within 6 minutes' walk to Franklin School Within 7 minutes' walk to Light Rail station Within 3 minutes' drive to Harrison Public School Within 4 minutes drive' to Gungahlin Marketplace Within 4 minutes drive' to Gungahlin College Within 20 minutes drive' to Canberra CBD Upper living: 128m² Lower living: 258m² Living: 386m² Garage: 90m² Block: 1000m² Built: 2010 EER: 5.0 Rates: \$4,952 p.a Land Tax: \$9,164 p.a Rental Appraisal: \$980 - \$1,050 p.w UCV (2023): \$952,000 Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries