

**43/41 Clare Burton Crescent, Franklin, ACT 2913**



**Apartment For Sale**

Monday, 29 April 2024

43/41 Clare Burton Crescent, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Apartment**



Michael Wu



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**\$400,000+**

Nestled within a serene courtyard setting, this delightful 1-bedroom gem is now available, waiting for you to make it your own. Empty and ready for immediate occupancy, this cozy haven is poised to become your ideal cozy home in Franklin. Step into your tranquil bedroom, basking in natural light, offering a serene sanctuary at day's end. The modern bathroom boasts sleek finishes, while the contemporary kitchen awaits your culinary adventures. The well-lit living area beckons, perfect for unwinding or entertaining guests. With Woolworths supermarket, cafes, and shops nearby, convenience is at your doorstep. The light rail ensures seamless commutes, while Gungahlin Town Center offers a bustling hub of activity just moments away. Currently vacant and primed for occupancy, this unit presents an excellent investment opportunity. With a potential rental income of \$480 per week and manageable strata and council rates, it's an asset poised for growth. Whether you're seeking your first home or expanding your investment portfolio, this property offers endless possibilities. Don't miss the chance to make it yours. Schedule a viewing today!

**Key Features:-** 1 large bedroom- 1 bathroom- 1 underground car space with ample storage- Plenty of visitors parking- Convenient location near tram and public transport- Sun-drenched balcony- Open plan living space integrating living, dining, and kitchen- Reverse-cycle air-conditioning- Internal storage cupboard- Brand new laminate flooring- Electric cooktop

**Current Status:-** build year:2015-Area:57sq+11sq+16sq- Potential rental income: \$480/week- Strata: \$717.04/quarter- Council Rates: \$400 per quarter-Land tax if rented:\$483.05per quarter