

44 Marie Pitt Street, Franklin, ACT 2913

House For Sale

Thursday, 21 September 2023



44 Marie Pitt Street, Franklin, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 490 m2

Type: House



Jonny Warren
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Sienna Sewter
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\$1,150,000

Situated in a charming neighbourhood, between the heart of the city and the vibrant Gungahlin Village, the homeowners fell in love with this amazing residence, comprising of two units. Immersing themselves in the quiet serenity that enveloped this remarkable neighbourhood, they chose to make one of the two units their sanctuary. The second unit became an investment property, a decision that not only provided financial stability but also cultivated a sense of community in this peaceful haven. From the beginning, the homeowners were determined to make this residence their own, adding thoughtful enhancements throughout, such as additional storage in both units, and replacing the kitchen benchtops in the main unit, elevating the whole residency into individual spaces of modern comfort and style. The courtyards underwent remarkable transformations, adorned with new tiles and robust fencing, offering private retreats for sun-soaked afternoons, and, in their commitment to sustainable living, solar panels were thoughtfully installed to reduce their environmental footprint. Basking in the gentle embrace of the North-facing sunlight, these units radiate warmth and tranquillity, with every corner illuminated with a soothing, welcoming glow. Outfitted with reverse cycle heating and cooling, Dishlex dishwashers, and flourishing established gardens, this home epitomize contemporary living at its finest. These units offer retreats filled with love and laughter, with many memories of cozy evenings spent with loved ones, or sunny mornings in the private courtyards. Taking advantage of the unit next door, the homeowners have hosted family and friends over the years, providing an ideal abode for special occasions to spend quality time with loved ones. But now, as the seasons change and life's journey beckons them toward warmer horizons, the homeowners have made the bittersweet decision to pass the torch, so now it's time for another family or an astute investor to begin their own chapter in this cherished residence.

More Details: Both units feature: Two bedrooms with built-in robes & ceiling fans 1.5 bath Dishlex dishwashers 600mm electric cooktop & oven Ducted reverse cycle heating & cooling North facing complimented with private courtyards & established gardens Solar panels Single lock up garage Apx. Total living size: 197.40sqm Apx. Total garage size: 41.10sqm Apx. Total block size: 490sqm Apx. Council Rates: \$769.30 p/q Apx. Rental Return: \$550-\$580 p/w per unit