

55 Judith Wright Street, Franklin, ACT 2913

STONE

House For Sale

Thursday, 13 June 2024

55 Judith Wright Street, Franklin, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 533 m2

Type: House



Jess Smith

0410125475

Auction 06/07/2024 at 1:30pm

Property to be auctioned on-site on 06/07/2024 at 1:30pm with offers welcome prior. Experience the perfect blend of elegance and functionality in this stunning home. Inside, the spacious master bedroom features a walk-in robe and ensuite, while all additional generous bedrooms come with built-in robes for ample storage. The well-appointed bathroom and dedicated formal lounge room add to the home's luxurious feel. The bright rumpus/study area opens to the backyard through sliding doors, creating a seamless indoor-outdoor flow. The open-plan family and meals area is perfect for gatherings, complemented by a kitchen offering ample storage and bench space. A convenient laundry with external access and an extended double car garage add to the practicality. Outside, the expansive backyard is ideal for outdoor entertainment around the sandstone fireplace, providing plenty of space for relaxation and fun. The property is also directly opposite the upcoming Franklin Grasslands Development which includes scenic walkways and landscaping. This home combines modern living with thoughtful design, making it an ideal choice for any family. Features Overview: - Single level floorplan - NBN connected with FTTP - Age: 16 years (built in 2008) - EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx) - Internal Living: 198 sqm - Porch: 1.5 sqm - Garage: 42.1 sqm - Total Residence: 241.5 sqm - Block Size: 533 sqm Prices - Rates: \$1056.46 per quarter - Land Tax (Investors only): \$1911.85 per quarter - Conservative rental estimate (unfurnished): \$750 - \$780 per week Inside: - Spacious master bedroom with walk-in robe and ensuite - Additional generous bedrooms all with built-in robes - Well appointed main bathroom with separate toilet - Formal lounge room for entertainment - Bright formal dining area with sliding doors to the backyard - Rumpus or study area - Open plan family and meals area - Kitchen with ample storage and bench space - Convenient laundry with external access - Extended double car garage Outside: - Expansive backyard, perfect for outdoor entertainment - Handmade sandstone fireplace with wood storage - Brick shed for added storage with roller door and power Construction Information: - Flooring: Concrete slab - External Walls: Brick veneer - Roof Framing: Timber: Truss roof framing - Roof Cladding: Concrete roof tiles - Window Glazing: Single glazed windows - Wall Insulation: Thermal insulation value approximately R-2.5 - Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil Franklin is slowly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its easy and direct access into the City. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.