

6 Marie Pitt Street, Franklin, ACT 2913



House For Sale

Wednesday, 12 June 2024

6 Marie Pitt Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 249 m2

Type: House



Harry McCormack
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Auction 27/06/2024

Welcome to your new home at 6 Marie Pitt Street, Franklin! Nestled in a serene neighborhood, this charming property offers a perfect blend of comfort and convenience. Step inside to discover a spacious layout featuring 3 cozy bedrooms, ideal for accommodating family and guests alike. The bright and airy living spaces provide ample room for relaxation and entertainment, with large windows inviting natural light to fill the rooms. Prepare delicious meals in the well-appointed kitchen, complete with modern appliances and plenty of storage space. Adjacent to the kitchen, you'll find a lovely dining area perfect for gathering with loved ones. Escape the hustle and bustle of city life as you step into the peaceful outdoor sanctuary. Surrounded by lush greenery and flowering shrubs, the backyard provides a tranquil setting for outdoor gatherings, morning yoga sessions, or simply unwinding with a good book. Just a short stroll away, you'll find a vibrant array of local shops and amenities, providing everything you need right at your fingertips. From grocery stores and cafes to boutiques and specialty shops, the neighborhood offers a diverse selection to cater to your every need or hop aboard the tram for seamless travel throughout the area. Whether you're commuting to work, exploring the city, or enjoying a day out with family and friends, the tram offers a convenient and efficient way to get around.

- Open-plan layout enhancing spaciousness and functionality
- Modern kitchen with ample storage and contemporary appliances
- Comfortable living area perfect for relaxation or entertaining guests
- Private outdoor space, such as a garden or courtyard, for outdoor activities
- Freshly painted
- Split system installed in the family room
- Ducted heating and cooling
- Separate Laundry
- Easy low maintenance front and rear yard
- Secure Garage with internal and external access
- Nearby amenities include schools, parks, and recreational facilities
- Public transport nearby, providing easy access to the CBD and Gungahlin

Total living area: 101.11m² Block Size: 250m² Garage: 21.65m² Block: 1361m² Built: 2009 Rates: \$2,063 p.a approx Land tax: \$2,891 p.a approx EER: 3.5 Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.