

66/41 Clare Burton Crescent, Franklin, ACT 2913

home by holly

Apartment For Sale

Friday, 20 October 2023

66/41 Clare Burton Crescent, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jenny McReynolds
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\$410,000+

Awash in easy-care modern chic, this one-bedroom plus study apartment is ideally placed just a few minutes from the thriving Gungahlin precinct and an easy walk to grasslands and the Franklin Pond. Take a stroll to Franklin shops to grab a coffee, picking up essentials or perhaps an easy take-away of scrummy fish and chips. The nearby wetlands and green reserves gifts the continual sense of being immersed within nature while still enjoying the buzz of the city. As you step inside soft charcoal carpets add warmth and a wall of glass sliders welcome light and bring the outside in. The crisp white kitchen is warmed by chestnut cabinets and stone benchtops and flows directly to the delightful living and dining. There is excellent storage, including a full-height pantry to keep the clutter at bay and some lovely open shelving for display. A breakfast bar is a nice gathering spot, allowing you to chat while you do the cooking. The easy flow to the balcony allows for relaxed indoor/outdoor enjoyment and the doors can be flung open to welcome cross-breezes during the summer months forging a nice connection with the natural elements. There is a generous bedroom with built-in-robe for seamless storage and a well-designed adjacent office with excellent built-in-cabinetry. The office is an efficient space, flooded with light, steeped in quiet and ideal for working from home. The nearby bathroom is all white-on-white, enhancing the proportions and contrasting nicely with the dark ceramic floors. The Zest building has a modern design, utilising a combo of rendered brickwork with glass balconies and feature panels of timber. With just four levels this is a much sought after boutique development famed for its quality design and build, and effortless connection to a bevy of fabulous cafes and restaurants. Franklin Life : Walking to ponds, wetlands, woodlands via a myriad of interconnecting paths. Working out at the nearby gyms on Flemington Road or getting active at Harrison Playing Fields and Football Field. Exploring the plethora of shops and restaurants at the nearby Gungahlin precinct with the Cornerstone Café and Bar, a local favourite. Or popping down to the local Franklin shops for a shop at Woollies or the Asian Grocer, indulging in a treat from Meadows Frozen Custard or grabbing a caffeine hit from the Coffee Guru. It is an easy walk to several restaurants on Flemington Road including the fab Thai Herb. Well connected via bus and light rail, with arterial roads making it a mere 17 minutes to the CBD by car. features. .beautiful one-bedroom plus study apartment in the stylish Zest building. open plan kitchen, dining and living. social arena flowing to deep balcony with elevated views. generous sized bedroom with built-in-robe. separate office with built-in-cabinetry. contemporary bathroom. reverse cycle air conditioning. european style laundry with dryer. stainless steel appliances including a dishwasher. secure parking space and storage cage. secure intercom access. off street visitor parking. less than 4 min walk to Nullarbor Avenue tram stop. less than 5 min walk to Franklin Shops. less than 9 mins walk to both Harrison Public School and Franklin School. 5 min drive to Gungahlin Marketplace. 17 min to the CBD by car and 20 min tram ride EER: 6 Body corporate: \$2,918.00 pa (approx) Rates: \$1,550.00 pa (approx) Land tax: \$1,742.00 pa (approx) Living: 66m² Balcony: 9m²