

7/35 Clare Burton Crescent, Franklin, ACT 2913

Sold Townhouse

Friday, 15 September 2023

7/35 Clare Burton Crescent, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Townhouse



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\$493,000

Welcome to a cozy haven in the heart of Franklin. This single-level one-bedroom townhouse is a delightful retreat for those seeking simplicity and comfort. Whether you're a first-time buyer, downsizer, or investor, this property has something special to offer. The open-plan living area creates a warm and inviting atmosphere, perfect for relaxation or hosting friends and family. The spacious kitchen features sleek stone benchtops and gas cooking, making meal preparation a joy. Step outside to your private courtyard, where you can enjoy alfresco dining, gardening, or simply basking in the sunshine. One of the standout features of this property is the internally accessed garage, providing both convenience and security for your vehicles and additional storage needs. Stay comfortable year-round with the split-system air conditioning, ensuring a pleasant living environment in all seasons. This townhouse is not just a home; it's a lifestyle. Located in ever-popular Franklin, you'll have easy access to local amenities, schools, parks, and public transport including the light rail. The modern design and low-maintenance living make it an excellent choice for those looking to simplify their lifestyle without compromising on quality.* Single-level one-bedroom townhouse spread across 60.47sqm of internal living approx.* Garage size 19.79sqm approx.* Open-plan living area* Spacious kitchen with stone bench tops and gas cooking* Private courtyard for outdoor enjoyment* Internally accessed garage for convenience and security* Split-system air conditioning for year-round comfort* Located within easy access to the Light Rail* Close to local shops, playgrounds, walking tracks and parklands

Strata Information* Units in Complex: 21* Levies: \$1,356 per annum General Rates: \$508.80 per quarter Land Tax: \$661.35 per quarter

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