

7 Petherick Street, Franklin, ACT 2913

Sold House

Monday, 23 October 2023

7 Petherick Street, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Tyran Murphy
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\$770,000

Nestled in Franklin, this charming and contemporary home is ready for its new owner. The living area is complimented by the north facing floor to ceiling windows, allowing for an abundance of natural light to enter the space. The open plan design combines the lounge and dining room that opens onto the expansive private courtyard. The large kitchen is equipped with quality appliances, gas cooktop and plenty of bench space. The accommodation is made up of three well-sized bedrooms, all with built-in robes. The bathroom is elevated by high ceilings and skylight, allowing for great natural light. The room includes a large vanity, semi-frameless shower and bathtub. The extra-large laundry room is located down the hall and includes washtub and linen press. Franklin is centrally located within the Gungahlin region, while also being in proximity to Canberra's Inner North. Nearby is a collection of local parks, bikes paths and wetlands, as well as the local Franklin shops which includes various eateries and Woolworths. The popular Canberra light rail is approximately a 3-minute walk away, making it ideal for easy access to both the City and Gungahlin. Features: • Separate title - no body corporate • New Carpet • Large separate laundry • Freshly Painted • Gas hot water • Private north facing courtyard • Gas outlet and water tap in courtyard • Ducted gas heating and split A/C in living room • Single garage plus additional 2 x parking spaces • Close to Franklin Primary School and Mother Teresa Catholic Primary School • Walking distance to light rail stops Figures: EER: 6 Stars Rates: \$2,063pa Land Tax: \$2,891pa Land Size: 256m² Home Size: 106m² Garage: 19m² Land Value: \$284,000