

**76 Oodgeroo Avenue, Franklin, ACT 2913**

STONE

**House For Sale**

Saturday, 15 June 2024

76 Oodgeroo Avenue, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 229 m2**

**Type: House**



Jess Smith  
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**\$749,000+**

Step into a realm of modern comfort with this inviting home, where every detail is designed for easy living. Inside, you'll find spacious bedrooms, each equipped with built-in robes for ample storage, and a modern bathroom featuring a luxurious full-sized tub. The bright and airy open-plan living and dining area is perfect for both relaxation and entertaining. The well-equipped kitchen boasts generous bench space and abundant storage, making meal preparation a breeze. A well-appointed laundry room adds to the home's functionality, while a secure single car garage provides added convenience. Outside, the low-maintenance backyard offers a perfect retreat for relaxation and outdoor activities. This home is the epitome of style, comfort, and convenience. Features Overview:- NBN connected with FTTP- Age: 14 years (built in 2010)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 104.92 sqm- Porch: 3.64- Garage: 19.30 sqm- Total Residence: 127.86 sqm- Block Size: 229 sqm Prices- Rates: \$673.95 per quarter- Land Tax (Investors only): \$1080.25 per quarter- Conservative rental estimate (unfurnished): \$580 per week Inside:- Spacious bedrooms, each featuring built-in robes for ample storage - Modern bathroom with a luxurious full-sized tub- Bright and airy open-plan living and dining area - Well-equipped kitchen with generous bench space and abundant storage- Convenient, well-appointed laundry room- Secure single car garage providing added convenience Outside:- Low-maintenance backyard, perfect for relaxation and outdoor activities Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Flat roof construction- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- 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 close proximity to the Light Rail system, with 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](mailto: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.