

79 Gwen Meredith Loop, Franklin, ACT 2913

House For Sale

Saturday, 23 September 2023

Canberry.

Live Where You Love

79 Gwen Meredith Loop, Franklin, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Shan Gao

0457038888



Curtis Dong

0449889665

\$999,000+

What the owners loved....A lovely neighbourhood and just metres to the Franklin Recreational Playground and Franklin School. The location ensured their children had a convenient and safe walk to school and they enjoyed all of life's amenities nearby. What you will love...What you will love is the essence of a comfortable family living lies that within this well-maintained 4-bedroom residence, perfectly nestled in a quiet leafy street. Recently refreshed, ready for you to move in. At a glance.....

- Set in a peaceful leafy street, this property boasts a serene ambiance.
- All bedrooms are generously sized, the master bedroom also includes an ensuite and walk in robe for added convenience. All other bedrooms feature built-in robes, providing ample storage space.
- Unwind in the comfortable formal living room at the front of the home, while the casual living and dining areas seamlessly integrates with the high-quality kitchen featuring modern appliances creating a central hub for daily activities.
- Flow effortlessly from the living area to the private north-facing covered alfresco, where you can entertain guests or relax outdoors while enjoying the pleasant surroundings.
- Recent updates include new hybrid timber flooring in all bedrooms, and fresh paint through out. Low maintenance garden.
- Heating/Cooling: Ducted gas heating and evaporative air conditioning.
- Just a short 2-minute walk away, the Franklin Recreational Playground awaits with its exciting amenities, including climbing frames, cricket nets, and a basketball court. Additionally, Franklin School is easily accessible, ensuring a convenient and safe walk for children.
- Benefit from the close proximity to Franklin shops, including Woolworths, a mere 2-minute drive or a leisurely 10-minute walk away. Plus, the bustling amenities of Gungahlin are right on your doorstep. Don't miss the opportunity to make this beautifully maintained home your own, offering a harmonious blend of comfort, convenience, and a family-friendly lifestyle.

Love the Location

- Within 2-minute walk to Franklin Recreational Playground
- Within 3-minute walk to Franklin School
- Within 20-minute walk to Gungahlin Town Centre
- Within 5-minute drive to Gungahlin Town Centre
- Within 8-minute walk to Franklin Shops and Light Rail stop
- Within 3-minute drive to Franklin Shops and Light Rail stop
- Within 15-minute drive to Canberra City

Property Details

Block size: 405m² Built: 2009 EER: 4.5 UV: \$510,000 (2023) Living: 167.6m² Alfresco: 22m² Garage: 39.6m² Total Size: 232m² include porch Rates: \$685 pq (approx.) Land Tax (if rented): \$1,180 pq (approx.)

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