

8 Donald Horne Circuit, Franklin, ACT 2913

STONE

House For Sale

Thursday, 11 April 2024

8 Donald Horne Circuit, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 329 m2

Type: House



Sam Dyne

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\$950,000+

Welcome to this beautifully renovated 3-bedroom waterfront property in Franklin, where luxury meets serenity. Nestled on a quiet street overlooking the serene beauty of Patrick White Pond, this home offers so much more than meets the eye. Step inside to explore a meticulously refurbished interior featuring upgraded joinery and lighting throughout. Fresh paint, plush new carpets, and curtains add to the welcoming ambiance, inviting you to unwind and relax in style. The expansive open-plan living area provides the perfect setting for relaxation as well as social gatherings. The upgraded kitchen is a chef's dream, with sleek countertops, high-quality appliances, and ample storage space, where every detail for your cooking needs has been thoughtfully considered. The master bedroom provides a secluded sanctuary, complete with a spacious walk-in robe and ensuite bathroom, offering the epitome of relaxation. Step outside to discover an impressive east-facing deck, ideal for entertaining guests or enjoying tranquil moments with a cup of tea amidst the calming surroundings. This property epitomises modern living in Franklin, with its stylish design, tranquil setting, and convenient access to amenities such as the light rail, schools, shops and Gungahlin Drive Extension (GDE). Don't miss the chance to make this your dream home – schedule a viewing today to experience its charm and elegance firsthand.

Key Features:-
Layout: Single-level open plan layout for effortless living- Access: Convenient proximity to the GDE, Franklin/Harrison shops, Gungahlin Town Centre, and the light rail- Local amenities: Walking distance to Franklin school, parks, an upcoming dog park, and waterfront walking trails- Connectivity: NBN connectivity with Fibre to the Premises (FTTP) for high-speed internet access- Build Year: Built 14 years ago in 2010, ensuring modern construction standards- EER : Energy Efficiency Rating of 4 Stars for sustainable living Interior Features:- Meticulously renovated 3-bedroom residence- Versatile fourth bedroom serves as a secondary living space or office- Elevated joinery and lighting upgrades throughout- Refreshing paint, new carpets, and modernised curtains adorn the interior- Stylish kitchen with a generous walk-in pantry- Secluded master suite with a walk-in robe and ensuite bathroom- Comfortable living with ducted gas heating and split system air conditioning Exterior Features:- Expansive east-facing deck, perfect for outdoor entertaining as well as relaxation- Convenient rear-laneway access to the double garage- Separate alfresco area designed for enjoyable outdoor dining experiences

Sizes (Approx.)- Internal Living: 139.10 sqm- Garage: 38.10 sqm- Deck: 36 sqm- Total residence: 177.2 sqm- Block: 329 sqm

Prices:- Rates: \$728 per quarter- Land Tax (Investors only): \$1,206.25 per quarter- Rental: Previously rented at \$815 per week

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket

Discover the charm and comfort of hygge living in this dreamy Franklin retreat. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@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 disclaims 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.