

**8 Roxburgh Street, Franklin, ACT 2913**



**House For Sale**

Thursday, 18 April 2024

8 Roxburgh Street, Franklin, ACT 2913

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



**Matt Shipard**

0408218179

## Auction 11/05/24

What you see: A home big enough to grow into in a location suited to families that appreciate community. A quiet and tranquil lifestyle to raise the family with endless options to keep them entertained. North facing to all of the key living areas of the home, with summers spent entertaining friends and family around the pool. What we see: Your next and best chapter yet. See more: Expansive single level family home North facing open plan living and dining flooded with natural light 3 separate living spaces Gourmet kitchen featuring 30mm stone benchtops, ample storage and breakfast bar Appliances include Bosch gas cooktop, electric oven and Ariston dishwasher Expansive master bedroom includes WIR and ensuite Secluded secondary master/Guest bedroom featuring adjoining bathroom Additional two bedrooms featuring BIR's Flexible fifth bedroom/study with BIR Bathrooms featuring floor to ceiling tiles, wall mounted vanities and bath in main bathroom Undercover outdoor alfresco Large swimming pool Plantation shutters throughout Ducted reverse cycle heating and cooling Ample storage throughout Double garage and additional storage with internal access Within 10 minutes' walk to Franklin Shops Within 8 minutes' drive to Gungahlin Marketplace Within 19 minutes' drive to Canberra City Living area: 264m<sup>2</sup> Garage: 46m<sup>2</sup> Block: 618m<sup>2</sup> EER: 5.0 Built: 2008 Rates: \$3,654 p.a Rental Appraisal: \$1,000 - \$1,050 p.w Land Tax: \$6,438 p.a Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property 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