

# 88/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

## Sold Unit

Friday, 22 September 2023

88/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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**\$532,000**

Spacious and inviting, create your ideal lifestyle built around comfort and convenience living in this quality residence nearby the light rail, Gungahlin Town Centre, and parkland. A generous combination of indoor and outdoor living is provided to you here with separate living and outdoor areas ideal for relaxing in comfort and entertaining guests in style. Ideal for any first home buyer looking to enter the market, live-in owner wanting to take advantage of this premium location, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the boxes and more. Enjoy the luxury of space provided to you, with separate living areas offering you plenty of space to spread out in peace and privacy for yearlong comfort. The layout has been expertly designed and offers you the versatile options to create a formal living/dining area for hosting friends and family, as well as a relaxing lounge room ideal for day-to-day living. In addition, the separate courtyards are another attractive feature which provides alternative outdoor living areas to relax quietly outside or when entertaining guests admiring the peaceful aspects. Positioned to each end of the apartment, both courtyards offer you another private and convenient element to enjoy and offers plenty of crossflow ventilation all year round. Efficient in design, the generous kitchen offers you a practical space to cook all those homemade meals to perfection. Equipped with quality stainless steel appliances, dishwasher, good cupboard space and 20mm stone benchtops, all make for easy and simple meal preparation. With peace and privacy in mind, both bedrooms are conveniently separated to each end of the residence for added relaxation. These bedrooms boast a spacious layout along with access to their respective courtyard and bathroom, which make the ideal setup for accommodating any guests or a housemate. The main bedroom comes complete with an ensuite, whilst the second bedroom is well-sized with a built-in robe. In this desirable location, take advantage of the light rail stop just metres away for you to travel into the vibrant Dickson, Braddon, and City precincts. The Gungahlin Town Centre and Franklin shops are only a short 10-minute walk away and is sure to keep your social calendar overflowing with a plethora of restaurants, clubs, cafes, and shopping venues nearby to enjoy. Summary of features: - North facing on the ground floor- Dual entertaining courtyards (plenty of cross flow ventilation)- Reverse cycle air-conditioning- Separate living areas for maximum comfort - Stainless steel appliances & dishwasher - 20mm stone benchtops- Spacious main bedroom with an ensuite - Second bedroom with built-in robe- Intercom access - Linen cupboard - Two basement car spaces with storage cage- Vacant possession Located close to: - Light rail stop- Gungahlin Town Centre- Franklin School & Franklin shops- Gubur Dhaura Heritage Park - Harrison Public School/playing fields- Mother Teresa School- Franklin Ponds Key figures: - Living area: 64m<sup>2</sup>- Total outdoor area: 55m<sup>2</sup>- Rates: \$1,738 p.a. - Land tax (investor's only): \$2,129 p.a.- Strata levies: \$3,163 p.a. - EER: 6 stars