

88 Oodgeroo Avenue, Franklin, ACT 2913



Sold House

Friday, 11 August 2023

88 Oodgeroo Avenue, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 282 m2

Type: House



Ajay Kumar
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\$710,000

Discover the epitome of elegance and comfort with this exquisite residence, proudly brought to you by Town Residential. Nestled in the highly sought after suburb of Franklin, this immaculately presented home is a dream come true for first home buyers, astute investors and downsizers alike. Step into this thoughtfully designed, separate titled home boasting three spacious bedrooms, each adorned with built-in robes, and a captivating open-plan layout. The well-appointed kitchen, featuring generous benchtops, sleek stainless-steel appliances, and the seamless transition to the living area, sets the stage for effortless entertaining. Prepare to be amazed as natural light pours into every corner, creating an atmosphere that transcends expectations. The living area is equipped with separate PYROX wall mounted gas heating and Panasonic reverse cycle air conditioning system, ensuring optimal comfort year-round. Embrace the outdoors with an established low maintenance garden and courtyard with decking, where you can revel in Canberra's ever-changing seasons. Location is key, and this home truly reigns supreme. Situated adjacent to parklands and within close proximity to local schools, shops, cafes, and the light rail station, convenience and connectivity are at your fingertips. Enjoy easy access to Gungahlin/Civic via the light rail, or embark on a shopping adventure to Costco and IKEA or catch a flight via Horse Park Drive. Seize the opportunity to join the thriving community of Franklin, a suburb experiencing remarkable growth. As demand continues to rise, securing a place in this sought-after suburb will become increasingly challenging. Don't merely be a visitor-become a proud resident of Franklin and embrace the lifestyle you've always envisioned. This enticing property won't be available for long, so act now to secure your slice of luxury living in Franklin. Call Ajay on 0401 536 362 for more details.

Key Features:- Separate titled single level home- Freshly painted throughout- New carpets in all the bedrooms- Three generous sized bedrooms, all with built-in robes, master bed with mirrored BIR- Open plan living seamlessly connecting the front yard which is complimented by functional decking- Modern kitchen with gas cooktop, electric oven, dishwasher, built in pantry and ample bench space- Modern bathroom with bath tub and separate toilet- Recently installed reverse cycle AC in master and one secondary bedroom and another one in the living area- Spacious laundry with storage cabinet and dryer- Two outdoor spaces - front with decking area and low maintenance garden- Single garage with remote control and internal access- NBN connected- Quick walk to the light rail, Bus stops, Playgrounds, Childcare centre, Schools, shops (including Woolworths)

Property information- EER - 6- Living - 103.57m²- Garage - 20.19m²- Block - 282- Year built - 2010- Rates - \$678 approx. per qtr- Land Tax: \$1035 approx. per qtr (if rented) - UV: \$482,000 as at 1 January 2022

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