

9 Poyitt Street, Franklin, ACT 2913

STONE

House For Sale

Thursday, 11 January 2024

9 Poyitt Street, Franklin, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Sam Dyne

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Auction 10/02/2024 at 11:15am

Property to be auctioned onsite on 10/02/2023 at 11:15am with offers welcome prior. Discover a generous, modern and easy lifestyle with this two-storey, 4-bedroom home in Northern Canberra. Featuring an extensive kitchen, spacious and stylish living areas and ample storage space throughout, this residence is the perfect place to settle into for families and larger groups. From entry, this spacious home invites plenty of options for space with a separate living room to the front, to the upstairs and the main spacious family-meals area in the centre of residence. The contemporary design allows for an abundance of interior design opportunities throughout the home. A wide kitchen with an island bench overlooks this open-plan family area, with plenty of storage and a walk-in pantry. Along with the alfresco outside the family-meals space and the low-maintenance grass space, this house's shared areas provide a balanced, comfortable and enjoyable experience for every occasion. Positioned in a tightly held pocket of Franklin, this home offers a life of utmost convenience. Just a short walk around the corner into Franklin School or a few minutes to the growing Canberra light rail, all whilst being a 3-minute drive back into the Gungahlin town centre. Features Overview:- North facing living areas- Two storey floorplan- Located a minute's drive to Franklin and Harrison shops, as well as to the Gungahlin Town Centre where residents can access shops, restaurants, cafes, transport options, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 6.0 Stars- Solar system: 6.6 kW Sizes (Approx.)- Internal Living: 231.35 sqm (Lower floor: 164.2 sqm + Upper floor: 67.15 sqm)- Alfresco: 20.64 sqm- Gym: 18 sqm- Garage: 49.4 sqm- Total residence: 319.39 sqm- Block: 450 sqm Prices:- Rates: \$808 per quarter- Land Tax (Investors only): \$1,382 per quarter- Conservative rental estimate (unfurnished): \$780-\$800 per week Inside:- Fresh paint throughout.- Three separate living areas.- Large kitchen with island, window splashback and extensive storage space.- Walk-in butlers pantry to kitchen- Extra-large double garage, laundry and WC located at the back of the home.- Spacious master bedroom with ensuite and walk-in-robe.- Ceiling fans in all bedrooms and main living areas.- Floor-to-ceiling tiles in all wet areas.- Teenagers retreat upstairs with 3 bedrooms and a rumpus room.- Reverse cycle air-conditioning with 3 zones- Air-conditioning to the gym along with 2 fans.- Laneway access Outside:- Fully equipped alfresco including rangehood, gas connection, ceiling fan, PVC blinds and electric heater. Perfect for year-round entertaining.- Low-maintenance grass space wrapping around the property- Added-on studio works as a home-gym or art studio.- Commanding and contemporary street appeal- Gardens are all irrigated Franklin is quickly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its close proximity to the Light Rail system, with easy and direct access into the City. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review 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.