

90 Gwen Meredith Loop, Franklin, ACT 2913

Sold House

Monday, 14 August 2023

Canberry.

Live Where You Love

90 Gwen Meredith Loop, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Shan Gao
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Melissa MartinSmith
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\$990,000

Auction Location: On Site
What the owners loved....A lovely neighbourhood and just metres to the Franklin Recreational Playground and Franklin School. The location ensured their children had a convenient and safe walk to school and they enjoyed all of life's amenities nearby. What you will love...The essence of comfortable family living lies within this well-maintained 3-bedroom residence, perfectly nestled in a quiet leafy street with an easterly facing frontage. Situated on a sunlit corner block, immerse yourself in the spacious layout that caters to your every need. At a glance.....

- Set in a peaceful leafy street, this property boasts a serene ambiance and an easterly facing frontage, allowing you to bask in the morning sun.
- With its advantageous corner block position, this home enjoys an abundance of natural light throughout the day, enhancing the inviting atmosphere.
- All bedrooms are generously sized, the master bedroom also includes an ensuite and walk in robe for added convenience. Bedrooms two and three feature built-in robes, providing ample storage space.
- Unwind in the comfortable formal living room at the front of the home, while the casual living and dining areas seamlessly integrates with the high-quality kitchen featuring Bosch appliances creating a central hub for daily activities.
- Flow effortlessly from the casual living area to the private north-facing covered alfresco, where you can entertain guests or relax outdoors while enjoying the pleasant surroundings.
- Embrace hassle-free living with easy-care landscaped gardens including established fruit trees, offering a beautiful outdoor space without the burden of extensive upkeep.
- Recent updates include new hybrid timber flooring and plantation shutters and ease of cleaning with the ducted vacuum system installed.
- Just a short 2-minute walk away, the Franklin Recreational Playground awaits with its exciting amenities, including climbing frames, cricket nets, and a basketball court. Additionally, Franklin School is easily accessible, ensuring a convenient and safe walk for children.
- Benefit from the close proximity to Franklin shops, including Woolworths, a mere 2-minute drive or a leisurely 10-minute walk away. Plus, the bustling amenities of Gungahlin are right on your doorstep.

Don't miss the opportunity to make this beautifully maintained home your own, offering a harmonious blend of comfort, convenience, and a family-friendly lifestyle.

Love the Location

- Within 2-minute walk to Franklin Recreational Playground
- Within 3-minute walk to Franklin School
- Within 20-minute walk to Gungahlin Town Centre
- Within 5-minute drive to Gungahlin Town Centre
- Within 8-minute walk to Franklin Shops and Light Rail stop
- Within 3-minute drive to Franklin Shops and Light Rail stop
- Within 15-minute drive to Canberra City

Property Details
Block size: 448m²
Built: 2009
EER: 5.0
UV: \$543,000 (2022)
Living: 145.37m²
Garage: 43.06m²
Total Size: 191.19m² include porch
Rental Return: \$ 700-\$750 per week
Rates: \$910.00 pq (approx.)
Land Tax (if rented): \$1,513.00 pq (approx.)
Heating/Cooling: Ducted gas heating and reverse cycling air conditioning for living

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