

94 Oodgeroo Avenue, Franklin, ACT 2913

STONE

Sold House

Tuesday, 19 September 2023

94 Oodgeroo Avenue, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 213 m2

Type: House



Alex Ogbonna
0423535024

\$720,000

Embracing an easy-care lifestyle, this lovely family home spans over two levels. Expansive open plan living downstairs, complete with a dining room, living room, additional powder room and a spacious kitchen. All three bedrooms are upstairs and are all fitted with built-in wardrobes. Fantastic additions to the home include automatic roller shutters and separate reverse-cycle air conditioning units. Within close proximity to Gungahlin Town Centre, local shops and schools. Set in a peaceful area close to parks and parklands, directly opposite the Mulanggari Grasslands Nature Reserve, within walking distance to the light rail and with easy access to Gungahlin Drive and Flemington Road, this property is ideally located between the Gungahlin Marketplace and the Canberra Centre. To truly appreciate this well-designed family home an inspection is highly recommended. Features Overview:- North-Facing - Two-level floorplan, Separate title- NBN connected with FTTP- Age: 2 years (built in 2010)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 115.16 sqm (58.19 sqm upstairs and 56.97 sqm downstairs)- Balcony: 5.62 sqm- Porch: 5.62 sqm- Garage: 22.61 sqm- Total residence: 149.01 sqm- Block: 213 sqm Prices- Rates: \$596.75 per quarter- Land Tax (Investors only): \$898.75 per quarter- Conservative rental estimate (unfurnished): \$600 - \$620 per week Inside:- Large main bedroom with built-in robe and balcony- Spacious bedrooms all with built-in robe- Automatic shutters- Bathroom with bathtub and separate toilet - Light-filled, open-plan living- Modern kitchen with breakfast bar, quality appliances and ample storage - Downstairs W/C and large laundry room- Reverse cycle air conditioning x 2 - Heater in dining room - Single-car garage with ample storage space Outside:- Spacious balcony- Easy to maintain front and back garden- Plenty of visitor parking out the front Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Franklin is slowly 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 proximity to the Light Rail system, with easy and direct access to the City. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further enquiries.