

**19 Jocelyn Brown Street, Franklin, ACT, 2913**



**House For Sale**

Thursday, 18 July 2024

19 Jocelyn Brown Street, Franklin, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Convenience meets comfort, ideal family living

This beautifully maintained single-level home offers spacious living with four generous bedrooms, including a master suite with a walk-in robe and ensuite. Enjoy the versatility of two living areas and an open-plan kitchen with gas cooking. Stay comfortable all year round with ducted heating and evaporative cooling.

Externally, the property features low-maintenance gardens and a huge covered entertaining area. A double garage with internal access, plus an additional double carport, makes parking and storage a breeze.

Located within walking distance to the light rail network, local shops, Woolworths, schooling and parklands, and just a five-minute drive to the Gungahlin Town Centre, this home combines convenience with modern comfort. Don't miss the chance to own this exceptional property!

### Features

- 4 bedrooms offering ample space for your family, guests, or a home office
- Single-level design, beautifully presented throughout, functional floor plan
- Ducted heating and evaporative cooling for year-round comfort
- Modern kitchen with stainless steel dishwasher, oven, and gas cooktop
- Beautiful backyard with a covered entertaining area for gatherings and BBQs
- Segregated living areas providing space for the whole family
- Five-minute drive to Gungahlin Town Centre with shops and restaurants
- Double garage plus double carport offering ample parking and internal access
- Close to schools, parks, shops, and a host of local transport options

### Cost breakdown

- Rates: \$771.00 p.q
- Land Tax (only if rented): \$911.69 p.q
- Potential rental return: \$690 - \$730 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.