

**19 Mavis Latham Street, Franklin, ACT 2913**

**BLACKSHAW**

**House For Sale**

Wednesday, 19 June 2024

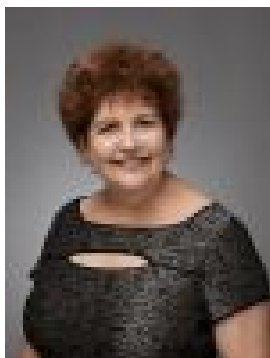
19 Mavis Latham Street, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christine Shaw  
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## Auction

Auction Saturday 1030am on 13th July if not sold beforehand The smart buyers know that Blackett Homes are an Award winning local builder over many decades, with a fantastic reputation. What they have built will stand the test of time. Often three bedroom homes are built because a four bedroom home cannot fit. Not in this case. On offer is probably one of the largest three bedroom ensuite homes I have seen in my real estate career. Nothing has been sacrificed in terms of space:- Both the lounge room and the dining/family room are very large; - The master bedroom is king-sized and the other two bedrooms easily accommodate queen bed furniture; - The breakfast bar could easily accommodate 4 or 5 seats; and- The double garage allows for a workshop bench along the back wallIf you are thinking you need a four bedroom home, come and visit - you will truly be surprised. The location, with the pond just at the end of the street, is gold ! No busy traffic in this part of Franklin. Features Include:2008 construction by award winning Blackett HomesFreshly painted and new carpets throughoutLarge formal lounge segregated from the rest of the homeExcellent cupboard space in kitchen with large breakfast barUnder-bench oven and gas cooktopSpacious family/dining room which flows to the pergolaKing-sized master bedroom with ensuite and walk-in robeTwo queen-sized bedrooms with built-in robes Bathroom with separate bath and showerLaundry with loads of storage and direct access to yardDouble garage with internal accessRemote controlled panel lift garage doorEvaporative cooling and ducted gas heatingClose to reserve and pond at the end of the streetExcellent private and public schools are nearbyLight rail access and shops within walking distanceEER 4Land Size: 448m<sup>2</sup>Land Rates: \$2973 paLand Value: \$536,000Living: 162m<sup>2</sup>Double Garage: 38m<sup>2</sup>Pergola: 16m<sup>2</sup>Total Residence: 216m<sup>2</sup> Note: all figures and measurements are approximate