

2 Rolls St, Franklin, ACT, 2913

House For Sale

Saturday, 31 August 2024



2 Rolls St, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Anish Sebastian

Warm and vibrant family home in heart of Franklin!

Confidence Real Estate proudly presents this lovely 3-bedroom house located in the popular suburb of Franklin, located within walking distance to public transport, bus stops & early childhood centres. Tucked away in a quiet, private pocket, this contemporary home is offering a new owner an easy-care lifestyle with nothing to do but move in. So, if location, lifestyle and ease of living is important to you, step in to appreciate

This spacious 3-bedroom home offers an open plan lounge room with new hybrid wooden flooring in living areas. The kitchen comes complete with stainless steel appliances & includes ample bench & cupboard space. All 3 bedrooms are generously sized & feature built-in robes, for multiple storage options. Enjoy a sunny grassed enclosed backyard off the living area, and a second easy-care entertainment area to the back of the home. Automated single garage with internal access into the home makes it very convenient with extra car spaces in front of the home. With an easy ten-minute walk to the new light rail, young families, first home buyers and savvy investors looking at a solid investment return should all look at this property. Perfect for downsizers being all on one level with no steps. Not to mention right down the road you have the highly rated Franklin School as well as easy access to the beautiful walking trails of Franklin ponds.

Features include:

- Three great sized bedrooms, all with built ins.
- Open plan living
- Stainless steel appliances to the kitchen
- Gas cooking- Low maintenance gardens front and back
- Electric heating
- Single lock up garage
- Separate Powder Room
- New Hybrid Flooring
- Close to amenities
- Quality Window Dressings

Enjoy being located just minutes away from the Gungahlin town centre offering a diverse range of cafes, restaurants & shops. The home also offers easy access to local schools, an early childhood centre & public transport links.

Specs:

EER: 6 Stars

Total House size: 123.71 sqm approx.

Land Size - 418 sqm approx.

Rates \$776.86 per quarter approx.

Land Tax \$1,419.92 per quarter approx. (For Investors only)

All figures are approximate

For further details, please contact Anish Sebastian by submitting an enquiry below or calling on 0450 865 524.

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