

26 Nancy Cato Street, Franklin, ACT 2913

House For Sale

Wednesday, 3 July 2024



26 Nancy Cato Street, Franklin, ACT 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 642 m2

Type: House



Alvin Nappilly

0450865524

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This magnificent home caters for family lifestyle retreat and effortless living. Every element custom designed and built to a meticulous standard, by passionate owners who spared no expense in creating a showpiece home. Every turn boasts impeccable sophistication and sited in what is undoubtedly a Franklin's sought-after location. The build quality, inclusions and level of finish is impeccable, spacious and distinctive style are brilliantly showcased throughout this large home. With commanding street presence and built over an unbelievable 505m² approx. under roof this exceptional property has been designed for family living on a grand scale. Maximizing a striking outlook the home offers close proximity to parks, schools, Franklin shops, Light rail train station, and Mitchell. Windows and high ceilings frame the living spaces capturing day-round light. Enhancing the welcoming interior are contemporary lines, and a modern toned colour palette. The home flows from the luxurious entry void and a large chandelier to a massive living area open for entertaining options. This gorgeous home features formal lounge and informal living, a stunning contemporary kitchen with top-end appliances and stone benches overlooking the casual dining and family areas, downstairs rumpus, and a truly incredible alfresco space.

Location Perks: Within 2 minutes drive to Gungahlin drive and Mitchell. Within 5 minutes' walk to Light Rail station. Within 4 minutes' drive to Harrison Primary School and Mother Teresa School Harrison. Within 5 minutes' drive to Burgmann Anglican School. Within 3 minutes' drive to Franklin Shops. Within 5 minutes' drive to Gungahlin College. Within 5 minutes' drive to Gungahlin Market Place. Within 15 minutes' drive to Canberra City.

Features Include:- Situated at 642 m² block of land- Built over 505m² approx.- Stunning views- Feature entry with staircase and glass balustrade- Five large bedrooms- Common bathroom with deep-soak spa bathtub- 51sqm double garage with internal access- Garage Shelves with plenty of storage- Master bedroom upstairs with ensuite, walk-in-robe, retreat and balcony.- Large Modern kitchen, Gas cooktop with stone benchtops, tiled splashback and soft close drawers.- Walk-in-pantry- Theatre room and rumpus room - Covered alfresco with gas BBQ connection- Ducted reverse cycle heating and cooling- Upstairs family sitting with balcony.- Spacious backyard with plenty of room for the kids- Fully Landscaped with Artificial turf and low maintenance plants- Block Size: 642m² approx.- Total House Size: 505.82 m² approx.- EER: 5.0- Street Side Orientation: North

All figures are approximate. For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.