

**30 Kylie Tennant Street, Franklin, ACT, 2913**



**House For Sale**

Sunday, 11 August 2024

30 Kylie Tennant Street, Franklin, ACT, 2913

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Unique Property with 4-Bedroom House and 2-Bedroom Villa in Franklin

Discover this unique dual-living property in the sought-after Franklin suburb, perfect for investors, extended families, or those seeking flexible living arrangements. This property features a spacious 4-bedroom main house and a separate 2-bedroom villa, each offering privacy and independence.

Upon entering the main house, you're welcomed by a cozy foyer to the left, setting the tone for this warm and inviting home. To the right is the spacious master bedroom, complete with an en-suite for added convenience. Moving forward, you'll find a bright and airy living room, ideal for family gatherings. The well-appointed kitchen, featuring stone countertops and modern appliances, seamlessly flows into the meals area. This layout ensures an effortless living experience, with the remaining bedrooms positioned to offer privacy away from the main living spaces. The house also boasts a generous backyard, perfect for outdoor activities, and is situated on a corner block with no neighbors on one side, providing extra privacy.

The separate villa, perfect for rental income or as a private space for extended family, includes two bedrooms, a compact kitchenette, and a comfortable family room. The villa's balcony offers a pleasant view, and the small courtyard garden adds a touch of green space. This unit also features a wall-mounted split system air-conditioning for year-round comfort.

### Features:

- \* Beautifully landscaped front yard with lavender, jasmine, fig trees, Japanese maple, and lemon trees
- \* Multi-functional foyer
- \* North-facing Master bedroom
- \* Recently renovated kitchen with modern appliances
- \* Energy-efficient with 4.4kW and 6.6kW solar panels
- \* 4 security cameras
- \* Stunning lake views from the villa's second floor
- \* Proximity to a park and lake
- \* Upcoming dog park nearby

### Location:

- Walking distance to Franklin shops & WWS
- Walking distance to light rail interchange and bus stop
- 4 mins drive to Harrison Public School
- 6 mins drive to Gungahlin Marketplace
- 9 mins drive to University of Canberra
- 12 mins drive to Australian National University

### Property Numbers: (Approx.)

Block size:538m<sup>2</sup>

Total house size:344.44m<sup>2</sup>

Total Garage:70.12m<sup>2</sup>

EER:5.5

Rates:\$3,348 annually

Villa Internal living:78m<sup>2</sup>

Villa Rental estimate:\$600 per week

House Internal Living:171m<sup>2</sup>

House Rental estimate: \$850-900 per week

Contact us today to schedule a private viewing or for more information. Don't miss it!