

**30 Oodgeroo Avenue, Franklin, ACT, 2913**



**House For Sale**

Thursday, 19 September 2024

30 Oodgeroo Avenue, Franklin, ACT, 2913

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious and functional family home embracing the Franklin lifestyle

Offering a beautiful blend of modern design, functionality, and comfort, this Franklin home is perfect for families seeking spacious living in a prime location.

The highlight of the home is the north-facing master bedroom, which features a private balcony with stunning views, making it the perfect retreat. One of the additional bedrooms offers flexibility as a multi-purpose room, suitable for use as a home office, study, or guest room, ensuring that this home meets the evolving needs of your family.

This light-filled home boasts a chef's kitchen, designed for those who love to cook and entertain, flowing seamlessly into the open-plan living area. A separate formal lounge offers an additional space for relaxation or hosting guests. Upstairs, you will be treated to even more elevated views, enhancing the overall charm of the property.

Outside, the property continues to impress with a front courtyard featuring brand-new artificial lawn, providing an attractive and low-maintenance space. The private backyard is perfect for entertaining or enjoying family time in a peaceful setting.

Location is key, and 30 Oodgeroo Street delivers with its fantastic proximity to local schools, shops, and parks, ensuring that everything you need is right at your doorstep.

### FEATURES:

- Northerly aspect
- Brand new artificial lawn in the front courtyard
- Functional and spacious double-story floor plan
- 2.7 m high ceiling on ground floor
- Chef's kitchen with full granite bench tops
- Smeg appliances
- Gas cooktop
- 5 x bedrooms all with built in robes
- Master bedroom with walk-in-robe and ensuite and plantation shutters
- Northerly facing balcony
- Stunning views from upstairs bedrooms
- Quality bamboo flooring in all living areas
- Ducted gas heating
- Reverse cycle air conditioning
- Ducted vacuum system
- Ample storage
- Natural light filled
- Monitored security system
- NBN - Fibre to Premise
- 6.0kw solar system
- Double automatic garage with internal access
- Fresh new painted
- Instant gas hot water system
- LED down lights
- Generous size laundry with external access
- Exclusive rear lane access to Franklin ponds

### Proximity:

- Franklin School
- Mother Teresa School

- Harrison Early Childhood Centre
- Harrison Public School
- Burgman Anglican School
- Gungahlin College
- Woolworths Franklin
- Gungahlin Marketplace
- Franklin Pond
- Franklin Playground
- Gubur Dharura Heritage Park
- Multiple light rail stops

Statistics (all measures/figures are approximate):

- Block 6 Section 66
- Land size: 405.00 sqm
- Home size: 255.71 sqm
- Upper level: 43.70 sqm
- Lower level: 166.95 sqm
- Garage: 45.06 sqm
- Rates: \$683.25 pq
- EER: 5.0
- Rental appraisal: \$930.00 - \$980.00 per week
- UV (Unimproved value): \$465,000 (2023)