

30 Patrick White Circuit, Franklin, ACT, 2913

STONE

House For Sale

Wednesday, 11 September 2024

30 Patrick White Circuit, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Turn-key ready 3 bedroom home opposite pond and playground.

Claim a lifestyle of generous comfort, convenience and ease with this 3-bedroom residence designed for easy, everyday living in Northern Canberra. With two separate living spaces and a balanced indoor-outdoor combination, this residence offers the perfect retreat ready to cater for all your family or group's needs for all occasions.

At the heart of the home is your family-meals area, providing a central space where loved ones can gather for meals, conversations, or simply unwinding. Your kitchen is beside this area, well-positioned to serve both casual dining and family gatherings, making it an ideal spot to cook, socialise, and enjoy moments together.

To support ease of living, practical features such as the dedicated laundry room and ample storage enhance the flow of daily routines.

Outside, the porch leads to a lovely outdoor space, where stepping-stone pavers and side gates offer quick access and charm. The rotating built-in clothesline adds functionality to the well-maintained outdoor area, making it as practical as it is inviting.

A few turns from Gungahlin Drive, 30 Patrick White Circuit is thoughtfully designed for those seeking a balanced lifestyle, with spaces that cater to family needs and moments of tranquillity, both inside and out. Being near the Franklin-Harrison shops and less than 10 minutes from Gungahlin Town Centre, residents have access to the abundance of shops, restaurants, transport options, schools, parks and other amenities, providing the brilliant living that the Gungahlin region has to offer.

Features Overview:

- North-west facing
- Single level floorplan
- Located opposite Patrick White pond and playground
- Located a short drive into Franklin-Harrison Shops and Gungahlin Town Centre for shops, restaurants, transport options, schools, parks and other amenities.
- NBN connected with Fibre to the Premises (FTTP)
- Age: 15 years (built in 2009)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.):

- Internal Living: 154.70 sqm
- Garage: 37.86 sqm
- Porch: 2.46 sqm
- Total residence: 195.02 sqm
- Block: 587 sqm

Prices:

- Rates: \$1,028.55 per quarter, approx.
- Land Tax (Investors only): \$1,853.05 per quarter, approx.
- Conservative rental estimate (unfurnished): \$660-\$690 per week

Inside:

- New paint and carpet throughout
- Separate living area at entry with water views
- Meals-family room at heart of the home, overlooking backyard
- Master bedroom located at the rear of the home
- Dedicated laundry room with external access

- Separate water closet from bathroom
- Ample storage space throughout
- Ducted gas heating and evaporative air conditioning

Outside:

- Freshly landscaped with a large, flat backyard
- Large rear alfresco area
- Rotating built-in clothesline
- Water tank
- Side gates for access to residence

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Predominately brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Franklin is slowly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its close proximity to the Light Rail system, with easy and direct access into the City.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

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