

4 Poyitt St, Franklin, ACT, 2913

House For Sale

Thursday, 29 August 2024



4 Poyitt St, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Anish Sebastian

Prime Location + Easy Care = Your Perfect First Home

Prime Location: Nestled in one of Gungahlin's most sought-after suburbs is this perfectly positioned, home is within short walking distance to the ample amount of amenities including 2 light rail stations, 3 schools (Franklin Early Childhood School, Harrison school & Mother Teresa School), The Franklin Park and Franklin Shopping Precinct.

Easy care: Indoor, the home has a practical floor plan with modern living areas filled with sun light and fresh air throughout the year. Modern living and dining connected to large size kitchen with well-equipped appliances and functional laundry. Three well sized bedrooms, all with modern built-ins wardrobes with glass sliding. Easy access to big size bathroom and bathtub and separate toilet. Outdoor, low maintenance Courtyard and Back yard and generous access around the house.

Your Home: This home is the benchmark of simple, practical yet modern and best located to access your daily commute with ease and stone throw away! Ideal for first home buyers and potentially downsizers and investors.

Don't miss this one!

Features includes:

- Easy-care block
- Separate-title home (no body corporate)
- Quiet location
- Open-plan living
- Kitchen with decent bench space
- Gas stove and dishwasher
- Covered entertaining area
- Three bedrooms all with built-in wardrobes
- Good size bathroom
- Separate toilet
- Ducted gas heating
- Low maintenance gardens
- Single garage with automatic door and internal access
- Walking distance to Franklin Primary, Franklin Pond and the Light Rail
- In close proximity to Gungahlin Town Centre

Specs:

EER: 6 Stars

Total House size: 136.93 sqm approx.

Land Size - 250 sqm approx.

Rates :\$535 per quarter approx.

Land Tax: \$769 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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