

5 Newell Street, Franklin, ACT, 2913

STONE

House For Sale

Wednesday, 2 October 2024

5 Newell Street, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jess Smith

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Brand new carpets and paint throughout!

Property to be auctioned onsite on the 26/10/2024 at 1:30pm with offers welcome prior.

Welcome to this beautifully designed ex DHA home that seamlessly combines comfort and elegance, creating the perfect retreat for families and entertainers alike. Step inside to discover a master bedroom that invites relaxation, featuring a walk-in robe and a private ensuite, ensuring a peaceful haven at the end of the day. The additional bedrooms, each equipped with built-in robes, offer ample space for family or guests, while the well-appointed bathroom with a full-sized tub provides a luxurious touch for unwinding after a long day.

The heart of this home lies in its inviting open-plan living and meals area, where sunlight streams through sliding doors, leading you to the alfresco space-ideal for entertaining friends or enjoying a quiet morning coffee. The kitchen is a chef's delight, complete with ample bench and storage space, making meal preparation a joy.

Step outside to a generously sized backyard, a perfect canvas for family gatherings, outdoor play, or simply basking in the sun. The alfresco area is designed for those who love to host, providing a seamless transition from indoor to outdoor living.

This home is not just a place to live; it's a sanctuary where cherished memories are made. Don't miss the opportunity to make it your own and experience a lifestyle of comfort and joy.

Features Overview:

- Brand new carpets
- Freshly painted throughout
- North facing
- Single-level floorplan
- NBN connected with FTTP
- Age: 15 years (built in 2009)
- EER (Energy Efficiency Rating): 4.5 Stars

Sizes (Approx)

- Internal Living: 160.38 sqm
- Alfresco: 15.6 sqm
- Porch: 5.08 sqm
- Garage: 37.86 sqm
- Total Residence: 218.92 sqm
- Block Size: 615 sqm

Prices

- Rates: \$908 per quarter
- Land Tax (Investors only): \$1596 per quarter
- Conservative rental estimate (unfurnished): \$650 - \$680 per week

Inside:

- Master bedroom with built-in robe and ensuite
- Additional bedrooms, each with built-in robes
- Well-appointed bathroom featuring a full-sized tub and separate toilet
- Front rumpus or work room, offering flexibility for hobbies or a quiet retreat
- Open-plan family and meals area with sliding doors to alfresco
- Kitchen designed with ample bench and storage space
- Laundry with external access for added convenience

- Ducted gas heating and Evaporative cooling
- Garage with internal access for easy entry

Outside:

- Alfresco area perfect for outdoor dining and entertaining
- Spacious backyard providing an ideal canvas for children to play, pets to roam, or for cultivating your garden oasis

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0
- Roof Insulation: Thermal Insulation value approximately R-4.0

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. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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