

33/2 Manning Clark Cres, Franklin, ACT, 2913

STONE

Townhouse For Sale

Wednesday, 11 September 2024

33/2 Manning Clark Cres, Franklin, ACT, 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



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Modern Comfort Meets Sunny Bliss

Welcome to your new sanctuary in Franklin, where modern comfort meets effortless style. As you step inside, you'll immediately feel the warmth and charm of this thoughtfully designed home. The bedroom, complete with a built-in robe, offers a peaceful retreat, while the well-appointed main bathroom combines functionality with a touch of elegance.

The heart of the home is the open-plan living and meals area, bathed in natural light and seamlessly connected to a north-facing balcony. Here, you can bask in the sun, enjoy a morning coffee, or unwind after a long day. The kitchen, with its inviting breakfast bar, is perfect for creating delicious meals and making cherished memories.

The European-style laundry adds a sleek touch of convenience, and the single car space ensures you have everything you need right at your doorstep. With split system heating and cooling, you'll enjoy comfort throughout the seasons.

Outside, the north-facing balcony becomes your personal retreat, offering a serene spot for relaxation and enjoying the fresh air. This Franklin home isn't just a place to live-it's a place where you'll create lasting memories and find true joy in everyday moments.

Features Overview:

- North facing balcony
- Single-level floorplan on the 4th floor
- NBN connected with FTTP
- Age: 7 years (built in 2017)
- Units plan number: 4383
- EER (Energy Efficiency Rating): 6 Stars

Development Information:

- Name of development: Esque
- Number of buildings in development: 90
- Strata management: Civium Strata

Sizes (Approx)

- Internal Living: 61 sqm
- Balcony: 13 sqm
- Total Residence: 74 sqm

Prices

- Strata Levies: \$1,092.3 per quarter
- Rates: \$361.85 per quarter
- Land Tax (Investors only): \$454.67 per quarter
- Conservative rental estimate (unfurnished): \$460-\$480 per week

Inside:

- Spacious bedroom with built-in robe and ample natural light
- Allocated study nook perfect for a work-from-home space
- Well-appointed bathroom
- Open-plan living and meals area with sliding doors opening to the balcony
- Modern kitchen with ample bench and cupboard space
- Breakfast bar
- Quality appliances
- European-style laundry
- Split system heating and cooling

Outside:

- North-facing balcony, perfect for enjoying sunlight and outdoor relaxation
- Single car space

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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