

**57/41 Clare Burton Crescent, Franklin, ACT, 2913**



**Unit For Sale**

Wednesday, 18 September 2024

57/41 Clare Burton Crescent, Franklin, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Mark Johnstone  
0414382093

## Top Location for Investment or Living

Whether you are an astute investor or just looking for the most convenient location to live, you've found it!

With the Light Rail right out front, you'll find this well appointed modern two bedroom, two bathroom apartment so convenient all round being just 4 km to Gungahlin Town Centre and 10 km to Canberra CBD and you'll also enjoy walking distance to lake and Gubur Dhaura Heritage Park for hiking.

With a commanding outlook from this impressive complex and fabulous amenities at the Franklin Shopping Precinct right at your doorstep, this is one certainly not to miss.

The spacious apartment utilises a functional floor plan to maximise its 73m<sup>2</sup> of living space filled with natural light. The sunny main balcony (13m<sup>2</sup>) is a great relaxation or entertaining area welcoming the morning sun, opening from the open-plan living and dining room. The practical kitchen is well-equipped, with electric stove-top, oven, dishwasher and abundant bench and storage space. The two bedrooms offer comfortable accommodation, both with built-in robes and open to a second private balcony. The sunsets from this balcony are a treat! The light-filled living room and casual dining area are open plan in design and come complete with split system air conditioning that ensures comfort year round.

An additional benefit by way of investment offered to you is the inclusion of all furniture and whitegoods and the current tenancy running to 13/1/25 @ \$618 per week. So a turn key investment with brilliant return or if you are looking to move in you have time to get past Christmas.

57/41 Clare Burton Crescent, Franklin should be high on your inspection list, so call Mark Johnstone today or come along to our next open exhibition.

Features include:

- Single level 2 bedroom apartment
- Upstairs with great outlook
- Open plan living and dining area
- Balconies off both bedrooms & also living room
- Good size bedrooms, both with BIR
- Ensuite with shower, vanity & toilet
- Bathroom with shower, vanity & toilet
- European style laundry
- Kitchen with ample cupboards & stone bench tops
- Electric appliances
- Secure underground car park with lock up storage
- Reverse Cycle heating and cooling
- Great location with easy access to local schools, shops, and public transport
- Light rail at front of complex
- Short walk to Franklin Shopping Precinct including Woolworths
- 4km to Gungahlin Town Centre, 10km to CBD (approx)
- Body Corporate \$847 per qtr
- Rates \$442 per qtr
- Land Tax (only if rented out) \$568 per qtr
- Living area 73m<sup>2</sup>, Balconies 13m<sup>2</sup> & 9m<sup>2</sup> (approx)= Total 95m<sup>2</sup> (approx)
- Current tenancy to 13/1/25 - \$618pw

