



22/1 Clare Burton Crescent, Franklin

Convenient Location

Conveniently located along the main transport strip between Gungahlin and Canberra City Centre, this well-presented two-bedroom apartment offers lifestyle and accessibility in one of Canberra's most connected neighbourhoods. With the Nullarbor Avenue Light Rail Station, various bus stops, Woolworths, local cafes, and a pharmacy just steps away, every convenience is at your doorstep.

Step inside to find a spacious open-plan layout, complete with a modern kitchen featuring stainless steel appliances, electric cooking, a dishwasher, and generous cupboard and bench space. Both bedrooms are well-sized, with the main bedroom offering a walk-in wardrobe and private ensuite, while the second bedroom includes a built-in robe. Enjoy outdoor living on the spacious balcony, ideal for relaxing or entertaining.

Property Features:

- Two generously sized bedrooms
- Master bedroom with walk-in robe & ensuite
- Second bedroom with built-in wardrobe
- Spacious balcony
- Open-plan living, dining & kitchen
- Modern kitchen with dishwasher and ample storage

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FOR RENT

Please Call

AGENTS

Leasing Team

0418 631 503

leasingconsultant@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen

(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Split-system air conditioning in living area
- Two allocated car spaces
- Storage cage
- Easy access to public transport (light rail & buses)

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
4. If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	HNXFAF8H
Property Type	Apartment
Including	Air Conditioning
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Remote Garage

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Property Investment Manager |
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