



Franklin, 8/41 Clare Burton Crescent

Luxurious Apartment In The Perfect Location

This apartment offers a generously sized bedroom with mirrored built-in wardrobes. A spacious open plan living, dining and kitchen space. European style laundry. Modern, light-filled, and functional, the kitchen features an abundance of storage, electric cooking, and quality stainless steel appliances. The dining area is open and spacious and the living and balcony area is a great space to wind down and relax.

If you're looking for an apartment that is spacious, modern, and close to everything, including access to the tram to take you to the City or Gungahlin, or if you're looking for an investment in the Gungahlin district, this might just tick all your boxes.

Features include:

- Open plan living area
- Brand new carpets
- Generously sized bedroom, with built-in wardrobes



Disclaimer: 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.



For Lease
Please Call

View
[ljhooker.com.au/2BGRFHK](https://l.jhooker.com.au/2BGRFHK)

Contact
Lagan Puri
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EER



LJ Hooker Canberra City
(02) 6249 7700

- Reverse cycle air conditioning to the living room
 - European style laundry
 - Electric cooking
 - Stainless steel appliances
 - Dishwasher
 - Intercom system
 - Off street visitor parking
- No current EER

The property does not comply with the minimum ceiling insulation standard.

Suburb Snapshot

Franklin is a suburb of Canberra, Australia in the district of Gungahlin. It is named after the novelist Miles Franklin. The streets in Franklin are named after writers. It comprises an area of approximately 256 hectares. It is bounded by Flemington Road to the north and east, Wells Station Drive to the south, and Gungahlin Drive to the west.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

More About this Property

Property ID	2BGRFHK
Property Type	Apartment
Including	Balcony Dishwasher

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