



116 Oodgeroo Avenue, Franklin

## Stylish, Light-Filled Townhouse in the Heart of Franklin

Nestled in the heart of Franklin, this charming 3-bedroom, 1-bathroom townhouse offers a seamless blend of comfort, style, and convenience. With light-filled, spacious living areas, this home is perfect for families or professionals looking for a relaxed yet centrally located lifestyle.

The contemporary kitchen, complete with modern gas appliances, flows seamlessly into an open-plan family area, offering ample space for daily living and entertaining. The three well-sized bedrooms each come with built in robes, providing plenty of space for relaxation. The bathroom is functional and stylish, with neutral tones throughout, making it easy to move in and personalize.

### FEATURES:

- New carpet to be installed prior to a tenancy commencing
- New blinds to be installed throughout some areas of the property prior to the tenancy commencing
- Solar Panels to help reduce energy costs
- Ceiling Insulation (R5, upgraded to R8 for extra comfort)
- Double Glazed Windows
- Ducted Cooling and Heating for year-round comfort

3  1  1 

**FOR RENT**  
\$650 Per Week

**VIEW**  
Thu 26th Mar @ 3:30PM - 3:45PM

**AGENTS**  
Leasing Team  
0418 631 503  
leasingconsultant@ljbhelconnen.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.

 **LJ Hooker**

- 3 Bedrooms with built-in robes
- 1 Car Park with remote garage access for added convenience
- Modern Kitchen featuring Miele dishwasher and gas cooking
- Internal Laundry for ease of living
- Private Courtyards offering a peaceful, low-maintenance outdoor space
- Within walking distance to Franklin Early Childhood Centre, Harrison Public School, Woolworths Metro, Pharmacy, Medical Centre, Dentist, Hair Salon, Gyms, and specialty grocery stores.

12 Month Lease

The property complies 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](http://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                      HNZZ3F8H  
Property Type                    House

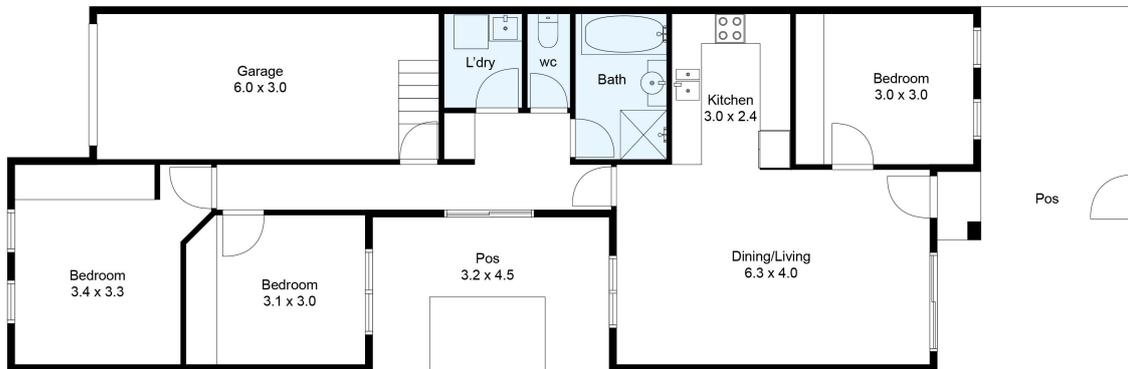
#### Leasing Team 0418 631 503

Property Investment Manager |  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

#### LJ Hooker Belconnen (02) 6251 1477

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**