



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
By Appointment

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.



- 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](https://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

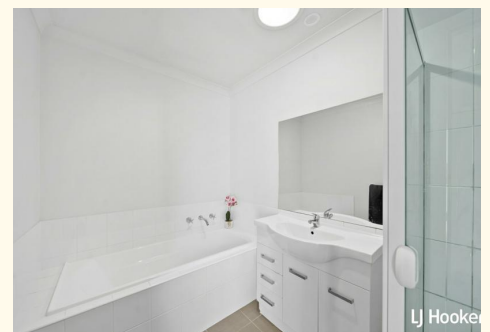
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Property Type House

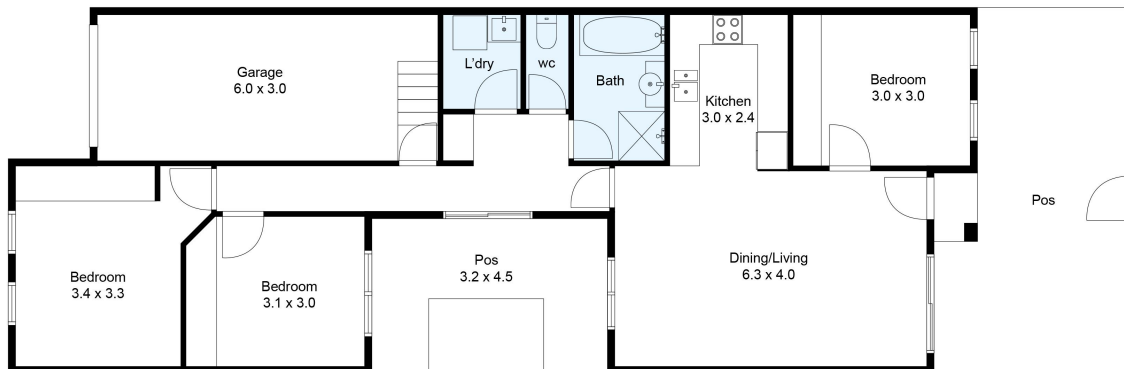
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Property Investment Manager |
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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aperture
by LJ Hooker