



3 Morris West Street, Franklin

Modern and Cozy Four Bedroom House in Franklin

Available early April

Sweet home located in the heart of Franklin! This warm and welcoming residence in the heart of Franklin offers single-level living, ample natural light, and a host of features perfect for families or professionals seeking space, comfort, and convenience. The repainting has just been completed, and the carpets are also new!

This home features a bright north-facing living room and a spacious open plan family and meals area that flows seamlessly to a covered pergola-perfect for year-round entertaining. The well-equipped kitchen offers ample bench space and storage, making everyday cooking a breeze. A separate laundry with external access adds to the home's convenience. Outside, the pergola provides an ideal spot for alfresco dining or morning coffee, while the expansive backyard offers endless possibilities for relaxation, play, or future landscaping.

Franklin is one of the most popular residential suburbs in the Gungahlin area, offering a full range of nearby amenities. It is close to Harrison Public School, Mother Teresa Private School, shops, parks, and the light rail station. With just a drive away to the Gungahlin Town

4  3  0 

FOR RENT
\$870 Per Week

VIEW
Fri 6th Mar @ 3:30PM - 3:45PM

AGENTS
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AGENCY
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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**

Centre, residents enjoy convenient living, excellent transport links, and easy access to Canberra City.

Features include:

- Built-in robes in all four bedrooms
- Large entertaining area outdoor
- Well-equipped kitchen
- Double garage
- Dishwasher
- Bathtub
- NBN connected with FTTP
- Ducted gas heating and Evaporative cooling

No current EER

This property comply with the minimum ceiling insulation standard.

There is no embedded network.

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 DETAILS

Property ID	2F2GFHK
Property Type	House
Including	Toilets (2) Dishwasher Built-in-Robes Liveability

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