



3 Rolls Street, Franklin

Perfect family home, great location!

This beautiful terrace home is located within a short drive from the ever growing Gungahlin Town Centre. The functional open plan single level design is bright and airy, allowing sunshine to stream throughout.

The kitchen is modern with stainless appliances including gas cooking and a dishwasher. Additionally, there is reverse cycle air conditioning unit and a gas wall furnace to ensure comfort all year round.

Outside, the low maintenance gardens make the upkeep of this property a breeze, including a small front courtyard and a lovely central atrium to attract the sun.

Features include:

- Bright and sunny open plan living areas
- Three large bedrooms, all with ample built-in wardrobes
- Modern kitchen with stainless appliances, gas cooking and a dishwasher
- NBN connected
- Reverse cycle split system air conditioning
- Effective gas wall furnace
- Solar panels

3 1 1

FOR RENT

\$625 p/week

VIEW

Mon 12th Oct @ 3:10PM - 3:25PM

AGENTS

Corey Thompson
6300.74837@leaddrop.rexsoftware.com

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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.



- Single garage with remote door and internal access
- Additional off street parking available

This property complies with the minimum ceiling insulation standards.

EER: NA

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6255 3888 to book an appointment

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KIPPAX accepts no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided

Disclaimer:

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Disclaimer:

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Disclaimer:

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

EER ★★★★★

MORE DETAILS

Property ID	1J8RF9U
Property Type	House
Including	Air Conditioning
	Dishwasher
	Solar Panels
	Grey Water System
	Water Tank

Corey Thompson

| 6300.74837@leaddrop.rexsoftware.com

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax.ljhooker.com.au | kippax@ljhooker.com.au

