



7 Mavis Latham Street, Franklin

## Stylish and Spacious 4 Family Home in Prime Position

Welcome to this well-planned home in a family-friendly neighbourhood that is a short stroll to the local schools and parks, ponds, wetlands, and woodlands.

- Separate lounge plus large open plan kitchen, dining and family room
- Kitchen with electric cooking, dishwasher, island bench with breakfast bar
- Large master bedroom with an oversized walk-in robe, and ensuite; Other 3 bedrooms all with built in robes
- Ducted reverse-cycle air conditioning; Solar panels
- Expansive outdoor decking area, perfect for entertaining guests or enjoying peaceful evenings.
- Double garage with remote door and internal access

Take a wander through the Franklin precinct just around the corner for all your essential needs with your local Woolworths, seafood and Asian supermarkets, or perhaps indulge in a treat from Goodberrys or grab a caffeine hit from the Coffee Guru.

Staying connected has never been easier with bus and light rail close by and easy access to the main arterial roads makes the daily

4 2 2

**FOR RENT**  
\$800 per week

**VIEW**  
Wed 18th Feb @ 3:55PM - 4:05PM

**AGENTS**  
Janelle Heaton  
jheaton@ljhgungahlin.com.au

Lyn Fairweather  
0402 477 950  
lyn.fairweather@ljhooker.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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**

commute to the City Centre or Sydney a breeze.

The property complies with the minimum ceiling insulation standard.  
EER: Unless an EER is stated, there is no current EER available.

#### 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 [Gungahlin.ljhooker.com.au](http://Gungahlin.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 Gungahlin 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                      34HUGCY  
Property Type                  House

#### Janelle Heaton

Property Investment Manager | [jheaton@ljhgungahlin.com.au](mailto:jheaton@ljhgungahlin.com.au)

**Lyn Fairweather 0402 477 950**

Director Property Management | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

#### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNGALIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)

