







13/2 Clare Burton Crescent, Franklin

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Perfectly Positioned

Nestled right in the heart of Franklin and directly opposite the light rail, this beautifully appointed three-bedroom townhouse delivers convenience, comfort, and lifestyle in one exceptional package. With seamless access to both Gungahlin Marketplace and the City, the location alone sets this home apart - but step inside, and you'll discover so much more to love.

Boasting a functional and flowing open-plan layout, the ground floor is designed for easy living and effortless entertaining. The kitchen, dining, and lounge blend harmoniously together and open out to a generous, low-maintenance courtyard - perfect for alfresco dining, kids at play, or simply relaxing in the sun. Fresh curtains throughout bring a clean and modern feel, setting the tone for a move-in-ready home.

Upstairs, the first floor hosts two great-sized bedrooms with built-in robes, serviced by a stylish main bathroom. But it's the second floor that truly impresses - a private master retreat awaits, complete with a large bedroom, built-in robe, and beautifully appointed ensuite. A clever study nook or home office space adds even more versatility to this top-level oasis.

Practical features include a large, oversized single garage with

FOR RENT
Please Call

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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internal access and added security, as well as ample visitor parking for guests. Recently updated with new smoke alarms, door handles, and a new cooktop.
Features:

- Location
- New gas cooktop
- Oversized single lock-up garage with automatic door
- Master retreat
- Study nook
- Large courtyard
- Three bedrooms, all with built-ins
- Opposite Light Rail
- New smoke alarms
- New door handles
- Heating/ cooling
- New curtains

EER not available
This property meets the minimum ceiling insulation requirements
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 6241 1922 to book an appointment
Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KALEEN 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







MORE DETAILS

Property ID	2GWCF9Q
Property Type	Townhouse

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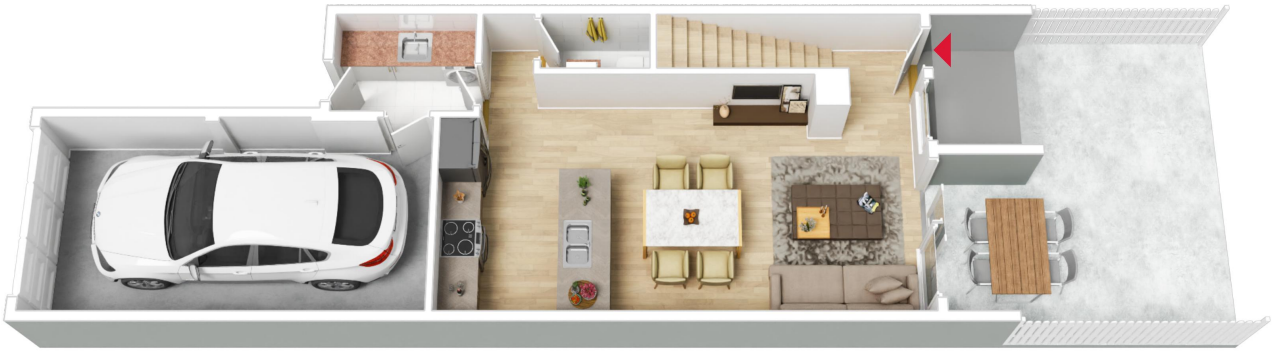
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First Floor



2nd Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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