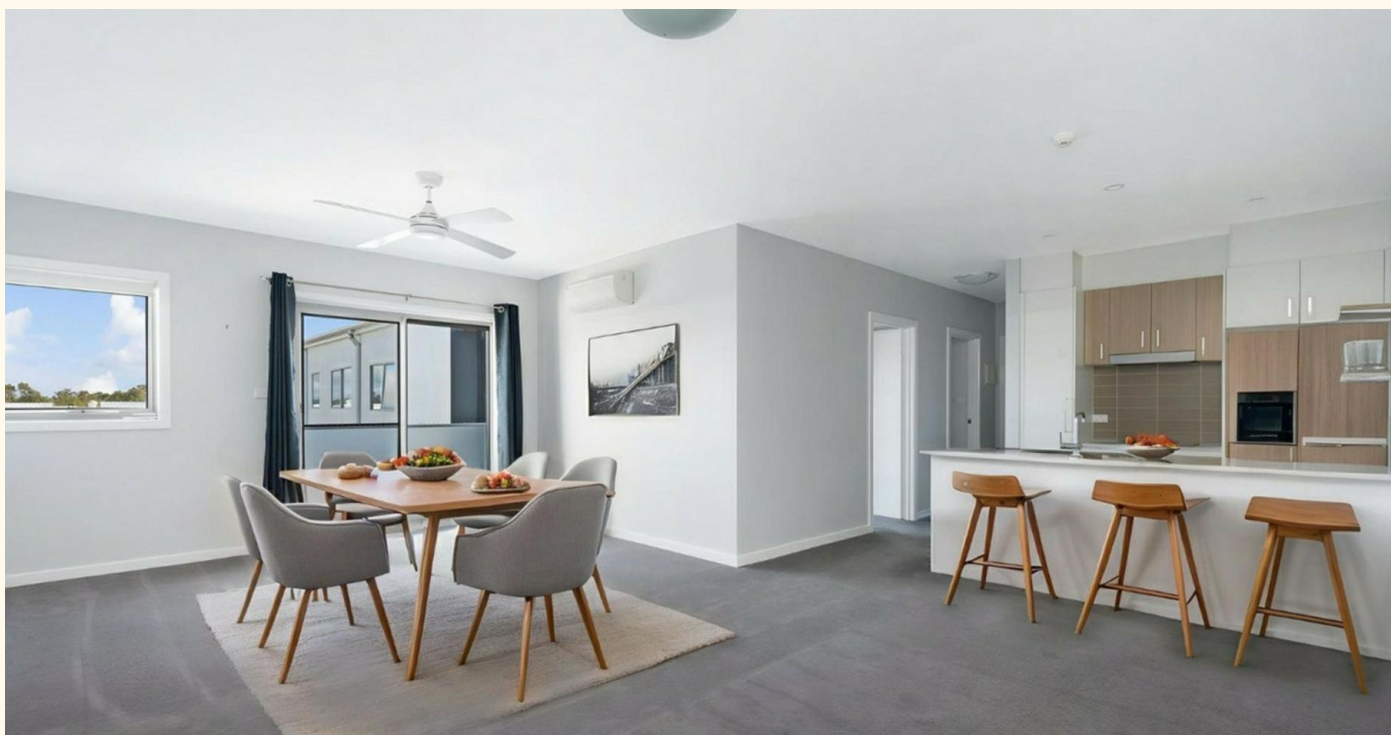


55/41 Clare Burton Crescent, Franklin

Spacious and Light, Convenient and Bright

- * Please note: Some pictures are virtually styled for presentational purposes.**

Welcome to an inviting, light-filled and spacious apartment that blends comfort, style and convenience. Thoughtfully designed this top-floor home offers modern finishes, a peaceful retreat feel and elevated views.

Flooded with natural light, the open-plan living and dining area flows seamlessly to a generous balcony-an ideal space to unwind or entertain. Both bedrooms are generously sized with built-in robes, providing ample room for rest and relaxation.

Additional features include a European laundry with dryer, a two car space with lock-up storage and ample visitor parking. The complex also offers a fantastic resident-only BBQ area and features a wheelchair-friendly design with a larger allocated parking space.

Located just minutes from the heart of Gungahlin and positioned in one of Franklin's most connected pockets, you'll enjoy quick access to the light rail, local shops, schools and daily essentials.

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.

2 2 2

FOR RENT
\$580per Week

VIEW
Sat 26th Sep @ 11:35AM - 11:50AM

AGENTS

Thomas Bourne
0428 875 681
thomas.bourne@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888



Top floor living

- Two spacious bedrooms with built in robes
- Master bedroom features private ensuite
- Main balcony off the living space
- Two secure car spots.
- European Laundry

The Conditions:

- Living size approximately 80sqm
- EER: 6.0*
- Available now
- Tenants are required to seek lessors' consent to keep pets
- This property complies with the minimum ceiling insulation standard

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ Hooker Weston Creek 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.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

MORE DETAILS

Property ID	K9QH5W
Property Type	Unit
EER	6
Including	Balcony
	Secure Parking

Thomas Bourne 0428 875 681

Junior Property Manager | thomas.bourne@ljhwodenweston.com.au

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