



10 Marie Pitt Street, Franklin

## Unbeatable Location & Low Maintenance Living




This single level, light filled home boasts an unbeatable location in the most convenient pocket of Franklin, offering easy care and low-maintenance living.

Featuring a sunny open plan living space, a modern kitchen appointed with breakfast bar and stainless steel appliances, plus private and easy care outdoor area.

Year-round comfort is on offer with ducted reverse cycle heating & cooling, as well as internal access from the attached automatic garage. This home is move in ready with brand new paint and carpets throughout.

All located in the best pocket of Franklin with easy access to nearby local amenities including Franklin Woolworths, Harrison School, Mother Teresa School, Franklin Early Childhood Centre, light rail stops, and a short drive to Gungahlin Marketplace.

Contact Jake or Olivia today for more information or to book your next inspection.  
Key features:

3  1  1 

**FOR SALE**  
\$790,000+

### AGENTS

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Olivia Fairweather  
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### 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.



Single level 3-bedroom home

- Brand new paint and carpets throughout
- Sunny open plan living space
- Private and easy-care gardens
- Modern kitchen features stone bench tops, stainless steel appliances, breakfast bar and ample storage
- All bedrooms appointed with built in robes
- Attached automatic garage with internal access plus additional off-street parking
- Ducted reverse cycle heating & cooling
- Enjoy unbeatable convenience being located minutes from Franklin Woolworths, Harrison School, Mother Teresa School, Franklin Early Childhood Centre, light rail stops, and a short drive to Gungahlin Marketplace.

Quick stats:

Year built: 2010

- Block size: 274sqm approx.
- Internal living size: 104sqm approx.
- Garage size: 20sqm approx.
- Rates \$633pq approx.
- Land Tax (if rented out): \$979pq approx.
- EER 4.0

## MORE DETAILS

Property ID	35UNGCY
Property Type	House
House Size	104 m2
Land Area	275 m2
EER	4
Including	Air Conditioning Two-Way Bathroom Gas Cooktop Electric Oven

**Jake Bunday 0411 367 920**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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