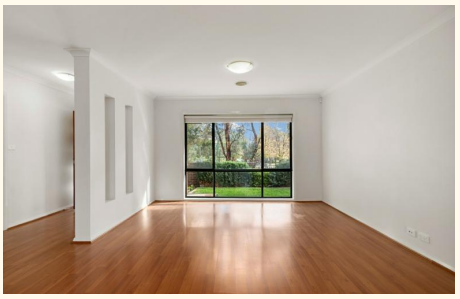

13 Aldous Street, Franklin

Generous living space, country outlook, town center convenience and exceptional value...

13 Aldous Street, Franklin gives you the best of both worlds.

There's literally a leafy reserve at the front door and Gungahlin Town Centre only 1km away, 400m to light rail. It's low maintenance living and with the park outside your front door, it's the 'yard' you don't have to mow.

This cleverly designed family home offers 268m² under roof and includes:

- Four bedrooms;
- Ensuite;
- Spacious Formal living/dining room;
- Separate family room/meals area;
- Contemporary kitchen;
- Under roof alfresco area;
- Open courtyard; and
- Large double lock-up garage

4 2 3

FOR SALE
Please Call

AGENTS

Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

Julian Parmeter
0415 377 225
jparmeter@ljhgungahlin.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

The living/dining room is a large space and takes full advantage of the parkland views and to the central courtyard.

The open plan kitchen, family room & meals area are complimented by the Northerly aspect and access to the alfresco dining area.

The kitchen is modern, bright, spacious and offers stone benches, electric cooktop, oven and dishwasher.

With sylvan views over the reserve, the main bedroom includes an ensuite and walk-in robe.

Bedrooms two, three and four have built-ins.

The home also includes ducted reverse cycle air conditioning, instant gas hot water, floating timber flooring throughout, separate laundry, plenty of off-street parking as well as a carport/pergola over the driveway.

If you need to be close to Gungahlin Town Centre but long for a family-friendly country outlook, then this superb home could be just right for you.

Please call Jeff Shortland, 0417 483 627 to arrange an inspection.

In brief:

- Single level family home in a quiet street
- Established parkland frontage
- Four large bedrooms
- Main bedroom with walk-in robe
- Ensuite with double vanities
- Large formal living and dining
- Expansive open-plan family, meals and kitchen area
- Contemporary kitchen with stone benchtops and plenty of cupboard space
- Electric cooktop, fan forced oven and dishwasher
- Instant gas hot water
- Ducted RCAC
- Ducted vacuum system
- Well-appointed laundry
- Under roof alfresco and open courtyard
- Giant double garage with remote and internal access
- Additional carport and plenty of off-street parking
- Gungahlin Town Centre and school within 1km
- 5 minutes' walk to light rail station
- Easy-care garden
- Build: 2010
- NBN: FTTN

" Internal Living: 200 m²
" Garage: 50 m²
" Alfresco: 18 m²
" Total Living size: 268 m²
" Block: 585 m²

- Rates approx: $4000 pa
- Land tax approx: $7780 pa
- UV: $645,000
- NBN: FTTN
- EER 4.0

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LJ Hooker

MORE DETAILS

Property ID	36ZKGCY
Property Type	House
House Size	268 m2
Land Area	585 m2
EER	4
Including	Air Conditioning

Jeff Shortland 0417 483 627
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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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