



Franklin, 20 Nancy Cato Street

Best & Final Offer Deadline 2pm Monday 14th of July

A spacious 4-bedroom home that's been thoughtfully designed with family and functionality in mind.

20 Nancy Cato Street has the ideal layout for families with multiple living spaces including an open plan family living space, a large formal lounge and dining, plus an upstairs retreat.

This generously sized home features a huge kitchen with stone benchtops, a large island bench, breakfast bar, walk in pantry and quality appliances. The ground floor also features two north facing living areas, a segregated bedroom and powder room.

Upstairs there is an additional living space, 3 large bedrooms with two having direct access to a sunny balcony and a large main bathroom. The master suite is appointed with ensuite and walk in robe. The private backyard has a great sized outdoor alfresco ideal for indoor-outdoor living, a garden shed, landscaped gardens and water tank.



Disclaimer: 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.



For Sale
By Negotiation

View
By Appointment

Contact
Jake Bunday
0411 367 920
jake.bunday@ljhooker.com.au
Olivia Fairweather
0478 653 447
ofairweather@ljhgungahlin.com.au

EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Living in Franklin means being part of a friendly community with so many local amenities at your fingertips. Offering a relaxed family friendly lifestyle, there are plenty of schools and local shops within walking distance plus the Gungahlin Town Centre is just a few minutes' drive down the road.

This wonderful home is a must to inspect, contact Jake or Olivia today for more information or to book your next inspection.

Key features:

- Large 4-bedroom family home with multiple living spaces
- Northerly aspect to living areas
- Master bedroom with spacious ensuite, walk in robe & balcony access
- Main bathroom with corner spa and double sink vanity
- Family and meals rooms lead out to covered entertaining area
- Formal lounge/dining
- Upstairs living room ideal for a kids retreat
- Powder room and bedroom on ground floor
- Quality kitchen with granite bench top, island bench, breakfast bar and walk-in-pantry
- Ducted reverse-cycle air conditioning
- Private backyard with landscaped garden with water tank
- Garde shed and water tank
- Double brick garage with internal access and automatic door
- Easy access to local amenities including Gungahlin Town Centre, Franklin shops, local schools, dog parks and walking tracks
- Walking distance to light rail stop

Quick stats:

- Year built: 2008
- Internal living size: 186sqm
- Block size: 450sqm
- Rates: \$756pq approx.
- Land tax (investors only): \$1368pq approx.
- Rental appraisal: \$750 - \$780 per week



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More About this Property

Property ID	35HHGCV
Property Type	House
House Size	210 m2
Land Area	450 m2
EER	5
Including	Air Conditioning Ducted Heating Gas Cooking Timber Tiles Carpet Ensuite

Jake Bunday 0411 367 920

Licensed Agent | jake.bunday@ljhooker.com.au

Olivia Fairweather 0478 653 447

Licensed Agent | ofairweather@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

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

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





Upper 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.

20 Nancy Cato Street, Franklin

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