



22 Charlotte Barton Street, Franklin

Franklin Convenience Meets Suburban Charm

Positioned in a well-regarded pocket of Franklin, this residence presents a smart opportunity to secure a foothold in a location known for its consistent demand and long-term growth.

Set on a practical block, the home offers a functional layout with comfortable living zones and a seamless connection to the outdoors. It's a property that provides immediate liveability while also allowing room to personalise and enhance over time.

For buyers looking to break into the suburb without stretching into the upper end of the market, this represents a compelling alternative - balancing position, value, and future potential.

A strategic purchase in a proven location, with flexibility to make it your own.

Why this property captivates:

- Positioned in a well-regarded pocket of Franklin with consistent buyer demand
- Practical block offering low-maintenance living with usable outdoor space

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FOR SALE
\$985,000+

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Functional floorplan with clearly defined living and dining zones
- Kitchen featuring a gas cooktop and ample storage for everyday usability
- Private ensuite enhancing the main bedroom
- Comfortable accommodation with built-in storage to secondary bedrooms
- Private backyard with scope to enhance or personalise over time
- Ideal balance of immediate liveability and future upside
- Strong appeal for investors, upsizers or buyers looking to secure the location
- Easy access to local shops, schools and transport links
- A strategic entry into a proven suburb with long-term growth potential

Proximity to Amenities:

- Within 2 minutes' walk to local parks and open green spaces
- Within 3 minutes' drive to Franklin shops, cafés and everyday essentials
- Within 4 minutes' drive to nearby childcare options and primary schools
- Within 7 minutes' drive to Gungahlin Marketplace offering retail, dining and commercial amenities
- Within 8 minutes' drive to Yerrabi Pond and surrounding walking trails and recreational areas
- Within 10 minutes' drive to Gungahlin College
- Within 20 minutes' drive to Canberra City via main arterial roads for direct CBD access

MORE DETAILS

Property ID	36H8GCV
Property Type	House
House Size	165 m2
Land Area	330 m2
EER	5

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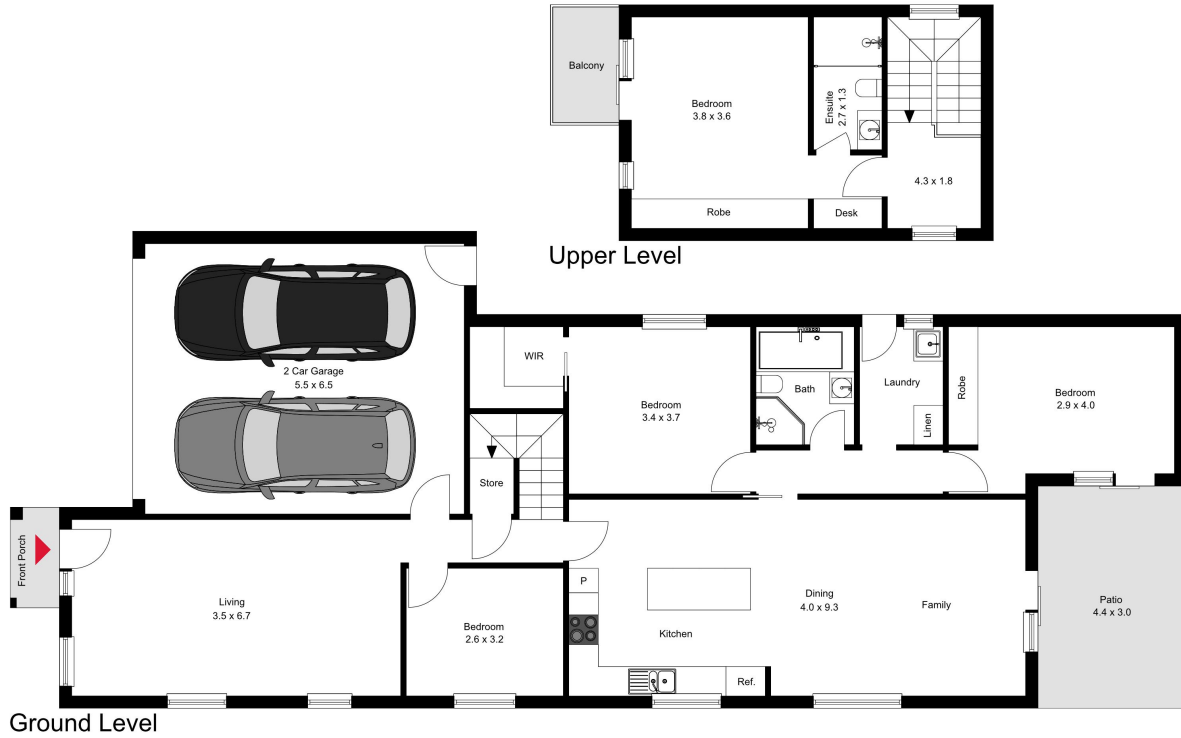
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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