



30 Oodgeroo Avenue, Franklin

## Where Light, Space & Life Converge

Sunlight spills across generous living areas, highlighting a home where space, warmth, and life converge. Every corner has a sense of purpose - rooms designed for connection, retreats crafted for quiet reflection, and a flow that draws you naturally from one space to the next.

The kitchen anchors the heart of the home, practical yet welcoming, while living areas extend toward outdoor spaces where the garden becomes an extension of daily life. Light, air, and calm are constant companions, creating a home that feels expansive, yet unmistakably intimate.

Here, convenience and community exist in harmony: parks, schools, cafés, and shops are just minutes away, yet the home's character and sense of sanctuary make it feel worlds apart. This is more than a place to live - it's a space that elevates ordinary days into something extraordinary.

Perfectly suited to growing families seeking space and lifestyle, or professionals looking for a tranquil retreat with easy access to amenities, this home appeals to those who value practicality, comfort,

5 2 2

**FOR SALE**  
\$1,175,000+

### AGENTS

Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

Estephano Cardenas  
0415 423 006  
ecardenas@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

and a sense of belonging.

**Features:**

- North-facing master suite with private balcony
- Versatile additional bedroom, ideal as a home office, study, or guest room
- Open-plan living area with ample natural light
- Formal lounge offering extra space for relaxation or entertaining
- Premium kitchen with granite benchtops, Smeg appliances, and gas cooktop
- Brand-new artificial lawn in front courtyard for low-maintenance outdoor living
- Private backyard perfect for family gatherings or relaxation
- Ducted gas heating and reverse-cycle air conditioning for year-round comfort
- Double automatic garage with internal access
- NBN connected and 6.0kW solar system
- Thoughtful layout offering a sense of flow and connection between spaces
- Close to parks, schools, caf&#xE9;s, and shopping, combining convenience with lifestyle

**Proximity to Amenities:**

- Within 5 minutes' walk to local parks and playgrounds
- Within 5 minutes' drive to Harrison School (primary)
- Within 7 minutes' drive to Franklin Early Childhood School and Gold Creek School (high school)
- Within 10 minutes' drive to Gungahlin College
- Within 5 minutes' drive to caf&#xE9;s, restaurants, and Franklin shops
- Within 10 minutes' drive to Gungahlin Marketplace for supermarkets and retail
- Within 15 minutes' drive to Canberra City Centre (CBD)

**MORE DETAILS**

Property ID	35BSGKY
Property Type	House
House Size	234 m2
Land Area	405 m2
EER	5
Including	Study
	Air Conditioning
	Tile
	Laminate

**Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW |  
troy.thompson@ljhooker.com.au

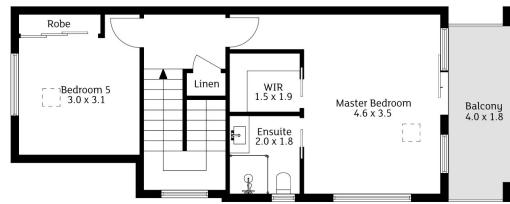
**Estephano Cardenas 0415 423 006**

Sales Associate to Troy Thompson | ecardenas@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





1st Floor



Ground Floor

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.

30 Oodgeroo Avenue, Franklin



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.

