



Franklin, 34 Charlotte Barton Street

Immaculate 3 bedroom home on 600 sqm of land!

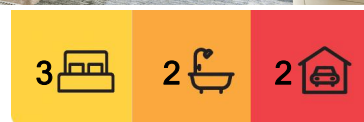
Welcome to this immaculate 3-bedroom brick-veneer home, thoughtfully constructed in 2009 and meticulously maintained to a high standard by Defence Housing Australia. This is a very well-built brick veneer house on a huge 600 square meter block of land, offering both space and durability.

This residence features a spacious and functional design, including an ensuite bathroom and an additional well-appointed bathroom to comfortably accommodate family and guests. Recent updates include fresh paint, new flooring, and plush carpets, creating a modern and inviting atmosphere throughout. You will be moving into a very well-maintained house, without any hassles for repairs and renovations.

The home is equipped with ducted gas heating and evaporative cooling, ensuring year-round comfort. All three bedrooms come equipped with spacious wardrobes, adding ample storage space.



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

Auction, Sat 28th Sept at 11:30am

View

ljhooker.com.au/34JKGCY

Contact

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EER ★★★★★★

LJ Hooker Gungahlin
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A double garage with remote control access, featuring an internal-access door, adds convenience and security. The property is also secured with deadlocks and security screens on the two main outdoor access points, and all windows are fitted with security locks.

Step outside to the north-facing alfresco area, designed for maximum enjoyment throughout the year. The backyard offers plenty of room for children and pets to run around. It also features a large stormwater tank with a pump that supplies free water for the water closets, promoting sustainability.

This home is equipped with Fibre-to-the-Premises (FTTP) NBN for fast and reliable internet access, perfect for modern living.

Located on a quiet, family-friendly street close to Charlotte Barton Park, this property is ideal for families. It's just a 5-minute drive from Gungahlin Town Centre and the Franklin-Harrison shops. Within a 1-2 kilometer radius, you'll find local shopping, schools, and public transport options, including easy access to Canberra's bus routes and light rail for effortless travel to the CBD.

This is a rare opportunity for such a quality house to come on the market, and it should be seized. This residence is a true gem in a sought-after location, offering a rare blend of modern comfort, convenience, and a spacious block. Don't miss the opportunity to make this exceptional property your new home.

Feature summary

- Well-built brick veneer home on a spacious 600 sqm block
- 3 bedrooms, each with spacious wardrobes
- Ensuite and additional bathroom for family and guests
- Recent updates: Fresh paint, new flooring, and plush carpets
- Ducted gas heating and evaporative cooling for year-round comfort
- Double garage with remote control and internal-access door
- Deadlocks, security screens, and security locks on all windows and main outdoor access points
- North-facing alfresco area for year-round outdoor enjoyment
- Large backyard with plenty of room for children and pets
- Stormwater tank with pump supplying free water for water closets
- Fibre-to-the-Premises (FTTP) NBN installed for fast internet access
- Located on a quiet, family-friendly street close to Charlotte Barton Park
- 5-minute drive to Gungahlin Town Centre and Franklin-Harrison shops
- Proximity to local shopping, schools, and public transport (bus routes and light rail)
- Move-in ready with no need for repairs or renovations
- Rare opportunity to own a quality home in a sought-after location

Other stats you may want to know..

Living Size: 155 sqm approx

Land Size: 600 sqm

Rates: \$893 per quarter

EER: 5



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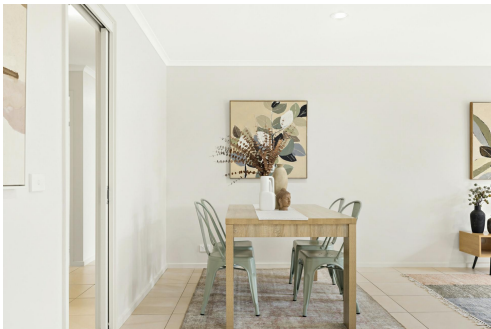
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More About this Property

Property ID	34JKGCY
Property Type	House
House Size	155 m²
Land Area	600 m²
EER	5

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34 Charlotte Barton street, Franklin

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.

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