







50 Manning Clark Crescent, Franklin

Charming, Practical & Perfectly Positioned - No Strata fees!

There's something instantly loveable about this two-bedroom plus study home. Full of character and clearly put together with a lot of thought, it has a personality that's hard to replicate.

Downstairs, new American hardwood floorboards add plenty of character throughout the open-plan living and dining area, creating an inviting space that feels comfortable and easy to live in.

The kitchen is one of the real highlights. Designed for people who genuinely enjoy cooking, it's practical, well thought out and makes excellent use of the available space. Timber benchtops add to the personality of the home, alongside a NEFF oven, gas cooktop, walk-in pantry and plenty of usable preparation and storage space.

The living area opens directly outside to a beautifully maintained garden and entertaining area. A small deck and insulated north-facing awning create a great spot to sit or entertain outside, while the manicured gardens and established vegetable beds give the backyard a real sense of personality and make it feel like an extension of the living space.

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FOR SALE
Please Call

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All information contained therein is gathered from relevant third parties sources.
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Upstairs are two genuinely well-sized bedrooms with new wool carpet, along with a renovated bathroom, creating good separation between the living and sleeping areas. Comfort has also been well considered throughout the home, with ducted gas heating, a split-system air conditioner and ceiling fans in every room.

Another great addition is the converted garage. Now a fully insulated multi-purpose room with a double-glazed timber window opening onto the garden, it feels like a genuinely usable extension of the home. Whether you need a home office, studio, hobby room, gym or additional bedroom, there's plenty of flexibility to make the space your own. A carport at the rear provides off-street parking.

And importantly, there are no body corporate fees.

The location makes everyday life easy too. Manning Clark North light rail stop is only a short walk away, providing an easy connection into Gungahlin and through to the city, while the nearby dog park and surrounding open spaces are also within easy reach.

For first-home buyers, young couples or anyone looking for something with a little more charm and personality, 50 Manning Clark Crescent is the kind of place that's very easy to feel at home in.

Features:

Two generously sized bedrooms plus study
New wool carpet upstairs
Renovated upstairs bathroom
New hickory nutmeg American hardwood floorboards downstairs
Open-plan living and dining
Thoughtfully designed kitchen
Timber kitchen benchtops
Walk-in pantry
NEFF oven
Gas cooktop
Ducted gas heating
Split-system air conditioning
Ceiling fans in every room
Living area opening directly to outdoor entertaining
Insulated north-facing awning
Neat, manicured gardens
Established vegetable gardens
Small deck and outdoor entertaining area
Fully insulated multi-purpose room
Double-glazed timber window opening from the multi-purpose room onto the garden
Rear carport
No body corporate fees
Short walk to Manning Clark North light rail stop
Close to the local dog park and surrounding open spaces

Other stats you may want to know
Block size: 150 sqm
Residence: 90 sqm
Rates: $296.00 approx per quarter
Rental appraisal: $570 - $600 per week



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MORE DETAILS

Property ID	3777GCY
Property Type	House
House Size	93 m2
Land Area	151 m2
EER	6
Including	Study
	Air Conditioning
	Ducted Heating

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Ground Level



Upper Level



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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