

6 Rolls Street, Franklin

Great value, exceptional location and low-maintenance living.




6 Rolls Street, Franklin is a superb three-bedroom separate title (no Strata) townhouse in one of Canberra's most desirable locations.

Enjoy the convenience of being less than a 10-minute walk to local shops, the dog park and the light rail, with Gungahlin Town Centre less than 2km away. This contemporary home features open-plan living and a spacious modern kitchen equipped with a gas cook top, electric oven, and dishwasher.

The main bedroom features a generous three-door wardrobe with full-length mirrored panels. It also enjoys direct access to a private rear courtyard perfect for creating a peaceful outdoor retreat.

One of the key features of the home are the three distinct courtyards:

- The north-east facing front courtyard welcomes you with a secure gated entry and greenery, creating a charming first impression and offering a great outlook from the front of the home.
- The rear courtyard is directly accessible from the main bedroom and offers a peaceful and private retreat ideal for quiet reflection, relaxation, or creating a minimalist Zen-inspired space.
- The central courtyard is easily accessed from the hallway and

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FOR SALE
\$770,000+

AGENTS

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AGENCY

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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**

enjoys complete privacy, being fully enclosed by the home.

Designed with sustainability in mind, the home features a solar array paired with a battery system, ideal for reducing energy costs and increasing self-sufficiency. Additional comforts include continuous gas hot water and a split system reverse-cycle air conditioner, ensuring year round efficiency and comfort.

The home includes a single lock-up garage with remote and internal access, as well as off-street parking.

For more information, please call: Jeff Shortland,
0417 483 627, or email Jeff.shortland@ljhooker.com.au

In brief:

Separate title town house
Three bedrooms
Recently refreshed tiles and brand new carpets
One bathroom with separate toilet
Open plan living
Large kitchen,
Gas cooktop & electric oven
Dishwasher
Single lock-up garage
Split system RCAC
3kW solar array + 10kWh battery storage
Continuous gas hot water
Three courtyards
NBN FTTP
Living 104.5 sq/m
Garage 19.5 sq/m
124 sq/m under roof
241 sq/m block
Aspect NE

Rental assessment: \$630 - \$650 per week

General:

- Rates approx: \$2500 pa
- Land tax: (investors only) \$4250
- Strata: not applicable
- EER 6.0

EER 

MORE DETAILS

Property ID	35TGGCY
Property Type	House
House Size	104 m2
Land Area	242 m2
EER	6
Including	Air Conditioning Solar Hot Water

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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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