







6 Walling Street, Franklin

An Architectural Expression of Space, Sophistication & Serenity

Some homes simply accommodate a lifestyle. Others have a way of elevating it.

Positioned opposite a peaceful reserve in one of Franklin's established residential pockets, this beautifully proportioned residence delivers an exceptional balance of architectural distinction, contemporary comfort and everyday practicality.

From the moment you enter, the split-level design introduces a captivating sense of dimension, complemented by soaring ceilings, polished porcelain tiles and thoughtfully connected living spaces. Every element contributes to an atmosphere that feels both expansive and intimate, where family life unfolds with effortless sophistication.

At the heart of the residence, a beautifully appointed kitchen commands attention with its stone benchtops, generous cabinetry and quality appliances, including gas cooking. Overlooking the open-plan living and dining domain, this central space has been designed to bring people together, whether preparing a quiet evening meal or entertaining on a grander scale.

4 2 2

FOR SALE
$1,130,000+

VIEW
By Appointment

AGENTS

Estephano Cardenas
0415 423 006
ecardenas@ljhgungahlin.com.au

Julian Parmeter
0415 377 225
jparmeter@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.

An additional segregated lounge introduces another layer of versatility, offering a peaceful retreat away from the home's central entertaining spaces.

Perhaps one of the residence's most appealing attributes is its seamless relationship with the outdoors. The integrated, enclosed alfresco creates an inviting extension of the living environment, providing a setting for long conversations, intimate gatherings and relaxed evenings throughout the seasons. Beyond, the low-maintenance grounds allow more time to enjoy the lifestyle this address affords.

Accommodation is equally considered. The oversized master suite offers a private sanctuary, complete with a walk-in wardrobe and ensuite, while three additional generously proportioned bedrooms with built-in wardrobes provide comfort and flexibility for family members and guests.

Ducted heating and cooling ensures year-round comfort, while a substantial double garage with internal access completes the home's practical credentials.

Yet the appeal extends well beyond the residence itself.

With open reserve directly opposite, Gubur Dhaura Heritage Park moments away, and the convenience of Franklin School, local shopping, light rail and Gungahlin Town Centre within easy reach, this address offers a harmonious balance between natural serenity and urban connectivity.

Currently secured by a fixed-term tenancy until 4 March 2027, the residence presents an appealing opportunity for investors seeking an established rental arrangement, while also offering future owner-occupiers the opportunity to plan ahead, subject to the existing tenancy and applicable requirements.

A home of presence, proportion and understated elegance. An address that makes everyday living feel anything but ordinary.

Property Highlights

- Four generously proportioned bedrooms, including an oversized master suite with walk-in wardrobe and ensuite
- " Distinctive split-level architecture with high ceilings
- " Approximately 174m² of internal living space
- " 401m² parcel of land
- Gourmet kitchen with stone benchtops, gas cooktop, electric oven and dishwasher
- Expansive open-plan living and dining complemented by a segregated lounge
- Polished porcelain floor tiles
- Integrated enclosed alfresco entertaining area
- maintenance outdoor grounds
- " Ducted heating and cooling throughout
- " Double lock-up garage with internal access, approximately 66m²
- Peaceful position directly opposite a reserve
- Convenient access to Franklin School, light rail, parklands and Gungahlin Town Centre
- Currently tenanted under a fixed-term lease until 4 March 2027

A compelling opportunity to secure a residence that delivers far more than an address. It delivers a lifestyle worth holding onto.



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

MORE DETAILS

Property ID	37CGGCY
Property Type	House
House Size	236 m2
Land Area	405 m2
EER	3.5
Including	Ducted Cooling Ducted Heating

Estephano Cardenas 0415 423 006
Licenced Agent ACT | ecardenas@ljhgungahlin.com.au
Julian Parmeter 0415 377 225
Licensed Agent | jparmeter@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











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 | 6 Walling Street, Franklin

DISCLAIMER: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

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