






66 Marie Pitt Street, Franklin

## Impressive Family Residence with a Stunning View

Imagine waking up every day to a home that's as bold and dynamic as your lifestyle. This is where sleek modernity meets effortless comfort - a sanctuary designed for those who demand the best, all in the well-sought-after suburb of Franklin.

Set directly across from a peaceful nature reserve, with sweeping views and the quiet of a back street, this home offers a rare sense of space and tranquillity. Inside, three separate living areas provide unmatched flexibility - ideal for families, entertaining, or simply enjoying your own space. Situated on a corner block on intersecting quiet streets, this entertainer's abode offers ample parking for dozens of vehicles when you are hosting big.

The floor plan is intelligently designed with one bedroom on the ground floor, complete with a two-way bathroom - the perfect suite for guests or multi-generational living. Upstairs, you'll find the remaining bedrooms, each with built-in robes, while the master suite impresses with its walk-in robe and private ensuite, complete with a rainfall showerhead for the ultimate relaxation as you shower to wind down each day.

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**FOR SALE**  
\$1,435,000+

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Flooded with natural light with large, double-glazed windows, the open-plan living zones connect seamlessly to a stylish, well-appointed kitchen and a private courtyard that extends the living space outdoors. An effortless invite to outdoor relaxation, seamlessly converting between a summer oasis to a bright winter midday outdoor retreat with a shade sail.

Located just moments from Franklin School, light rail stops, Franklin Metro Woolworths, parks, Yerrabi Pond, and Gungahlin Town Centre, this home offers a rare combination of lifestyle, location, and lasting value.

Key highlights of living here, according to the owners:

- Incredible sights across the nature reserve across the seasons.
- Lovely sunset views every day with Telstra tower in the backdrop.
- Safe, dedicated cycling tracks for regular outings as a family to the shops (Franklin or Gungahlin), around Franklin's several tracks and Yerrabi Pond.
- Fantastic access to major arterial roads in all directions.
- Complete comfort-control despite Canberra's harsh winter.

Features:

- Three separate living areas offering exceptional flexibility and space
- Modern open-plan layout with seamless indoor-outdoor flow
- Contemporary kitchen with quality appliances, gas cooktop, and generous storage
- Bedroom on the ground floor with two-way bathroom - ideal for guests or multi-gen living
- Master suite with walk-in robe and private ensuite
- All bedrooms include built-in robes and are generously sized, complete with a resort-like view out the massive windows.
- Private courtyard perfect for outdoor entertaining or quiet relaxation
- Positioned directly opposite a nature reserve with uninterrupted views, with regular sights of kangaroos and cows from the upstairs windows.
- Peaceful, low-traffic street offering privacy and tranquillity, with easy access to the school oval and Franklin Recreational Playground for exercise, sports and fun.
- Ducted heating and cooling throughout for year-round comfort, complemented by double-glazed windows throughout the house and additional insulation with custom-fitted Luxaflex honeycomb blinds.
- 10.56kW Solar PV system for improved energy efficiency and reduced running costs, future-proofed for electrification plans, ready for EV-charging and taking advantage of the Cheaper Home Batteries Federal Government rebate.
- Full-sized laundry that doubles up as a butler's pantry.
- Oversized double garage with internal access and additional storage space, with a rear roller door leading to a full walk-in shed - perfect for tradies, extra storage, or hobby space.
- Close proximity to light rail, quality schools, parks, Franklin Woolworths and Gungahlin town centre

Proximity to Amenities:

- Within 2 minutes' walk to Franklin School (Mandarin Chinese as second language)
- Within 5 minutes' walk to Franklin Recreational Playground
- Within 10 minutes' walk to Manning Clark North and Mapleton Avenue Light Rail Stops (under 1km)
- Within 3 minutes' drive to Harrison School
- Within 4 minutes' drive to Gungahlin Town Centre
- Within 3 minutes' drive to Franklin Woolworths and local shop
- Within 6 minutes' drive to Burgmann Anglican School
- Within 5 minutes' drive to Yerrabi Pond District Park
- Within 20 minutes' drive to Canberra CBD

## MORE DETAILS

Property ID	35PTGCY
Property Type	House
House Size	318 m2
Land Area	578 m2
EER	5.5
Including	Ducted Cooling Ducted Heating

### Jake Bunday 0411 367 920

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1st Floor



Ground Floor

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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