






13/2 Clare Burton Crescent, Franklin

Perfectly Positioned, Wonderfully Presented, Very Low Strata!

Nestled right in the heart of Franklin and directly opposite the light rail, this beautifully appointed three-bedroom townhouse delivers convenience, comfort, and lifestyle in one exceptional package. With seamless access to both Gungahlin Marketplace and the City, the location alone sets this home apart - but step inside, and you'll discover so much more to love.

Boasting a functional and flowing open-plan layout, the ground floor is designed for easy living and effortless entertaining. The kitchen, dining, and lounge blend harmoniously together and open out to a generous, low-maintenance courtyard - perfect for alfresco dining, kids at play, or simply relaxing in the sun. Fresh curtains throughout bring a clean and modern feel, setting the tone for a move-in-ready home.

Upstairs, the first floor hosts two great-sized bedrooms with built-in robes, serviced by a stylish main bathroom. But it's the second floor that truly impresses - a private master retreat awaits, complete with a large bedroom, built-in robe, and beautifully appointed ensuite. A

3  2  1 

FOR SALE
\$729,000+

AGENTS

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AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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**

clever study nook or home office space adds even more versatility to this top-level oasis.

Practical features include a large, oversized single garage offering internal access and added security, plus plenty of visitor parking for guests. Recently updated with new smoke alarms, door handles, and a new cooktop, this townhouse is perfect for first home buyers, savvy investors, or downsizers seeking an easy-care lifestyle in a premium location.

For further information or to book a private inspection, please give Lukas Cole a call on 0432 289 618.

Features:

- Location
- New gas cooktop
- Oversized single lock-up garage with automatic door
- Master retreat
- Study nook
- Large courtyard
- Three bedrooms, all with built-ins
- Opposite Light Rail
- New smoke alarms
- New door handles
- Heating/ cooling
- New curtains

Rates: \$2,160.24 pa approx.

Land Tax: \$2,903.00 pa approx.

Body Corporate: \$2,078 pa approx.

EER: 6.0

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MORE DETAILS

Property ID	2GSNF9Q
Property Type	Townhouse
House Size	109 m2
EER	6

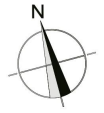
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First Floor



2nd 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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