



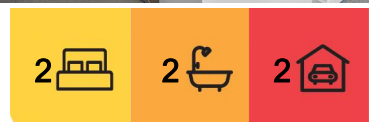
Franklin, 4/35 Clare Burton Crescent

Incredible Single-Level Living in the Sought-After Almeda Complex

If you are looking at downsizing, I have to say, do yourself a favour and check this one out! Nestled in a highly sought-after location right next to local shops, the light rail and easy access to everywhere you need to go in the Gungahlin region as well as anywhere in Canberra, this stunning single-level home in the Almeda complex offers a rare opportunity for effortless living. Designed with a practical floor plan, this property is bathed in natural light, creating a warm and inviting atmosphere.

The home features two well-appointed bedrooms, both with built-in robes and ceiling fans for added comfort. The main bedroom is a true retreat, boasting a spacious private ensuite and a tranquil atrium, perfect as a plant haven or a peaceful space to unwind. The main bathroom includes a shower-over-bath design with ample storage and room to move.

The modern open-plan kitchen is well-equipped with stone benchtops, gas cooking, and an



For Sale
\$675,000+

View
ljhooker.com.au/2CS9FHK

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Disclaimer: 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.

EER ★★★★★★

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electric oven. Flowing seamlessly into the living area, this space is perfect for entertaining or relaxing at home. For year-round comfort, the home is fitted with reverse-cycle air conditioning.

Outside, the private north-facing courtyard offers the perfect setting to enjoy the sunshine in a low-maintenance outdoor space. Completing the package is a double garage with rear access, providing both convenience and extra storage options.

Experience an unbeatable location that sets this home apart. Situated beside picturesque parklands and only moments from local schools, shops, cozy cafes, and the nearby light rail station, convenience is at your doorstep. Offering the perfect blend of tranquility and accessibility, this home is more than just a place to live-it's a lifestyle. Perfectly positioned with everything at your doorstep, this home is ideal for downsizers, first-home buyers, or investors looking for a prime location with low-maintenance living.

Feature:

Internal: 95m²

Garage: 35m²

Block: 193m²

EER: 6 Stars

- 2 bedrooms with built in robes and ceiling fans
- Main bedroom with private ensuite and atrium.
- 2 bathrooms
- 2 car lock up garage
- Fully repainted
- New carpets
- LED lights have been fitted
- Instant Gas hot water
- Gas cooking
- Crimsafe on all doors including rear sliding door
- NBN connection
- Private rear north facing courtyard
- Reverse cycle air conditioning

Rates: \$2,303 per annum

Land Tax: \$2,515 per annum

Body corporate: \$1,922 per annum



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More About this Property

Property ID	2CS9FHK
Property Type	Townhouse
Land Area	193 m2
EER	6

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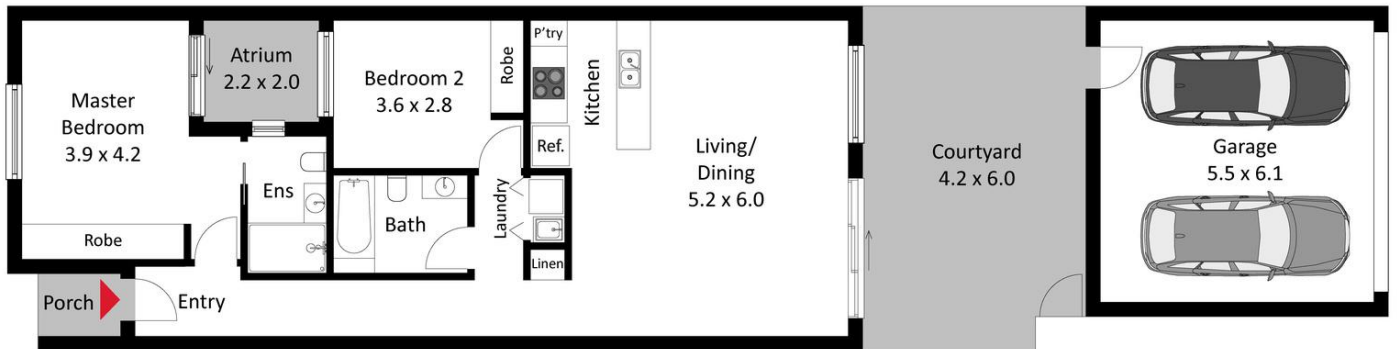
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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