



## Franklin, 36/2 Manning Clark Crescent

Breathtaking Views, Generous Proportions & Secure Living in the Heart of Gungahlin

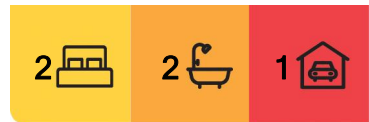
Positioned in the sought-after 'ESQUE' complex, this impressive two-bedroom apartment offers panoramic 250-degree views stretching across Canberra to the Brindabellas, providing a rare sense of space and tranquillity, all from the comfort and security of modern apartment living.

Boasting 80.5m<sup>2</sup> of internal space and an additional 14m<sup>2</sup> covered balcony, this home is larger than most and perfectly designed for both entertaining and everyday comfort. From sunrise to sunset, the ever-changing views provide a stunning backdrop to your day.

Step inside to an open-plan living, dining, and kitchen area, which flows effortlessly to the balcony, ideal for alfresco meals or simply soaking in the scenery. The stylish kitchen features Bosch appliances, 20mm granite benchtops, excellent storage, and a sleek mirrored splashback.



**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.



**For Sale**  
\$499,000 +

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

Both bedrooms are impressively sized. The master is tucked privately at the end of the hallway and includes a walk-in robe, natural light, ceiling fan, and a modern ensuite with floor-to-ceiling tiles. The second bedroom also offers ample space for large furniture, built-in robes, and sweeping outlooks. The main bathroom is modern, generously sized, and finished with floor-to-ceiling tiles, quality fixtures, and a large shower.

Security and comfort are key highlights, with intercom access, building security, a secure underground car space with lift access, and a lockable storage cage. The complex also includes ground-floor commercial space, secure basement parking for guests as well as additional visitor parking at street level, and with the light rail right at your doorstep, seamless city access is guaranteed.

**Features:**

- Panoramic 250-degree views of Canberra and the Brindabellas
- 80.5m2 internal living + 14m2 balcony with room to entertain
- Two large bedrooms, master with walk-in robe and ensuite
- Modern and generously sized main bathroom with quality finishes
- High square-set ceilings and a light-filled open plan layout
- Bosch appliances, granite benchtops, and 900mm fridge space
- Reverse-cycle air conditioning and ceiling fans in all rooms
- Retrofit double glazing in master bedroom
- Luxaflex window furnishings + motorised balcony awning
- Separate laundry with dryer and storage
- Secure underground parking, storage cage & lift access
- Intercom and building security for peace of mind
- Light rail stop at your doorstep, walking distance to Gungahlin Town Centre

Year Built: 2017

Body Corporate \$1,324 per quarter (approx)

Rates: \$424 per quarter (approx)

Living Size: 80.5m2

Balcony Size: 14m2

## More About this Property

<b>Property ID</b>	JA2H5W
<b>Property Type</b>	Unit
<b>House Size</b>	80 m2
<b>EER</b>	6

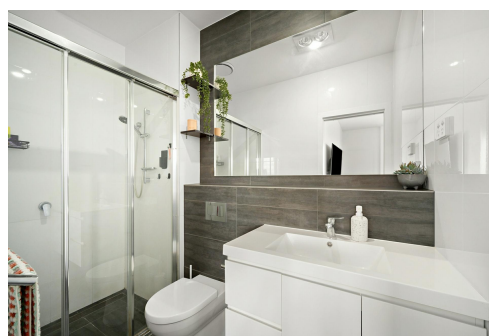
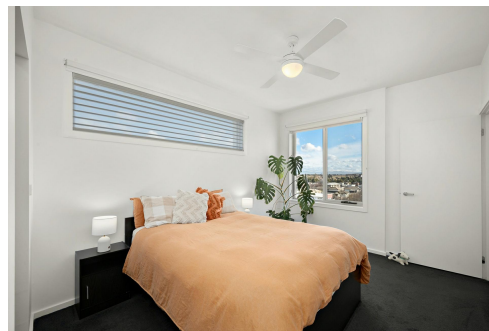
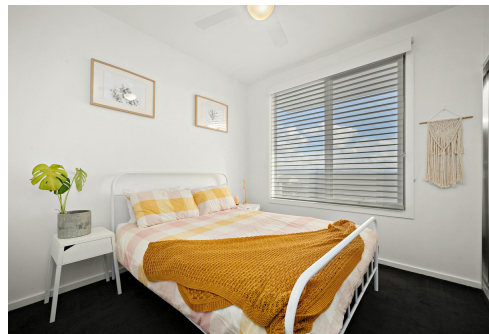
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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