

55/41 Clare Burton Crescent, Franklin

## Spacious and Light, Convenient and Bright

- \* Please note: Some pictures are virtually styled for presentational purposes.\*\*




Welcome to an inviting, light-filled and spacious apartment that blends comfort, style and convenience. Thoughtfully designed this top-floor home offers modern finishes, a peaceful retreat feel and elevated views.

Flooded with natural light, the open-plan living and dining area flows seamlessly to a generous balcony-an ideal space to unwind or entertain. Both bedrooms are generously sized with built-in robes, providing ample room for rest and relaxation.

Additional features include a European laundry with dryer, a two car space with lock-up storage and ample visitor parking. The complex also offers a fantastic resident-only BBQ area and features a wheelchair-friendly design with a larger allocated parking space.

Located just minutes from the heart of Gungahlin and positioned in one of Franklin's most connected pockets, you'll enjoy quick access to the light rail, local shops, schools and daily essentials.

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.

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**FOR SALE**  
\$490,000+

**VIEW**  
Sat 13th Jun @ 1:00PM - 1:30PM

**AGENTS**  
Aliza Cole  
0416 271 235  
aliza.cole@ljhwoodenweston.com.au

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

 **LJ Hooker**

#### Top floor living

- Two spacious bedrooms with built in robes
- Master bedroom features private ensuite
- Main balcony off the living space
- Two secure car spots.
- European Laundry

Living size: 80sqm

EER: 6.0\*

Strata: \$833pq (approx.)

Rates: \$1,991pa (approx.)

Land Tax: \$2,404pa (approx.)reverse cycle air conditioning.

#### MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | JYDH5W |
| Property Type | Unit   |
| House Size    | 80 m2  |
| EER           | 6      |

#### Aliza Cole 0416 271 235

Licensed Agent ACT | [aliza.cole@ljhwodenweston.com.au](mailto:aliza.cole@ljhwodenweston.com.au)

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

23 Brierly Street, WESTON CREEK ACT 2611

[westoncreek.ljhooker.com.au](http://westoncreek.ljhooker.com.au) | [reception@ljhwodenweston.com.au](mailto:reception@ljhwodenweston.com.au)

