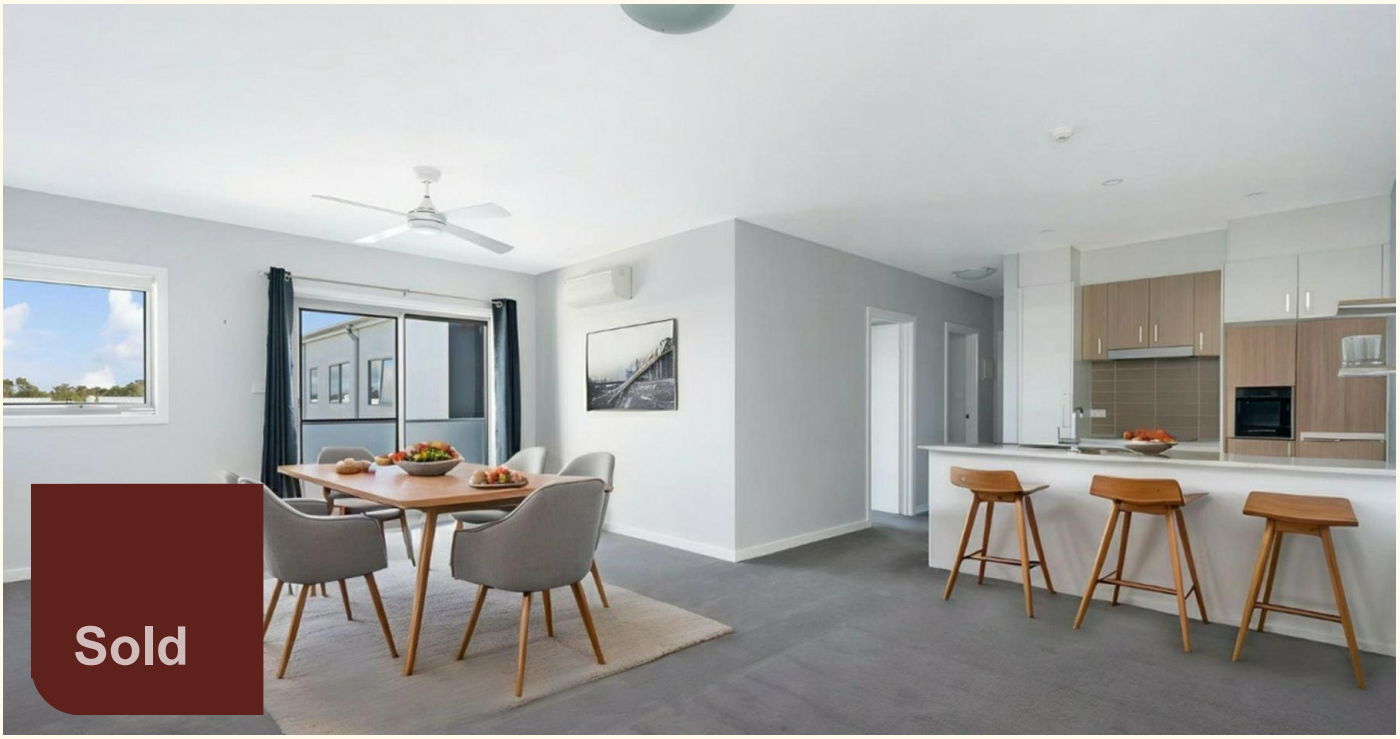
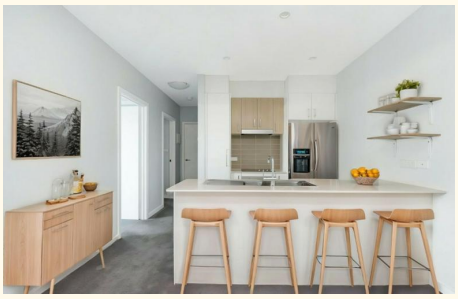








55/41 Clare Burton Crescent, Franklin

Spacious and Light, Convenient and Bright

2 2 2

- * 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.

FOR SALE
Contact agent

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

AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

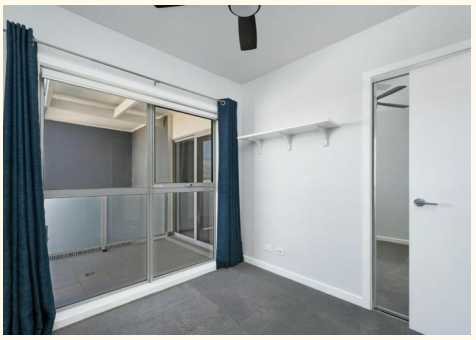
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

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

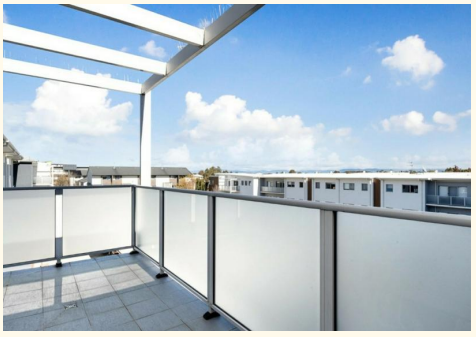
Living size: 80sqm
EER: 6.0*
Strata: $833pq (approx.)
Rates: $1,991pa (approx.)
Land Tax: $2,404pa (approx.)reverse cycle air conditioning.











MORE DETAILS

Property ID	JYDH5W
Property Type	Unit
House Size	80 m2
EER	6
Including	Balcony Secure Parking

Aliza Cole 0416 271 235
Licensed Agent ACT | aliza.cole@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
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