



Franklin, 61/41 Clare Burton Crescent

Investment Opportunity or Ideal Starter Home!

Welcome to 61/41 Clare Burton Crescent, Franklin —where convenience meets comfort!

This charming two bedroom, one bathroom, one car property offers an exceptional opportunity for both savvy investors and first-time homebuyers alike.

Nestled in the heart of Franklin, this property enjoys the best of both worlds —a suburban setting with easy access to urban amenities. With the tramline just moments away, commuting has never been easier, ensuring you're well-connected to the pulse of the city.

Step inside to discover a thoughtfully designed space filled with natural light and modern finishes. The open-plan layout creates an inviting atmosphere, perfect for relaxing.

Embrace the outdoors in your own private balcony, ideal for enjoying your morning coffee. Completely erasing yard work, you can spend more time enjoying the lifestyle Franklin has to offer.



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
\$470,000+

View
By Appointment

Contact
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EER ★★★★★

LJ Hooker Kippax
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Whether you're looking to add to your investment portfolio or take your first step getting into the property market, this residence presents an excellent opportunity. With strong rental demand in the area and potential for capital growth, it's an investment that promises both short-term returns and long-term prosperity.

For first-time buyers, this property offers the perfect entry into the property market. Affordable yet stylish, it provides a comfortable haven to call your own, with the added benefit of low-maintenance living and proximity to essential amenities.

Contact us today to get your chance to secure your slice of Franklin's thriving real estate market. Whether you're an investor seeking a lucrative opportunity or a first home buyer ready to embark on your homeownership journey, 61 / 41 Clare Burton Crescent awaits your inspection.

Features:

- Living size 65m² Approx.
- Balcony size 8m² Approx.
- Master bedroom with built-in robe
- Reverse cycle heating & cooling
- Electric cooking
- Close proximity to the tramline
- Fantastic walking trails close by

Rates: \$1,606 p.a. approx.

Land Tax: \$1,950 p.a. approx.

Body Corp: \$729 p.q. approx.

EER: 6.0

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More About this Property

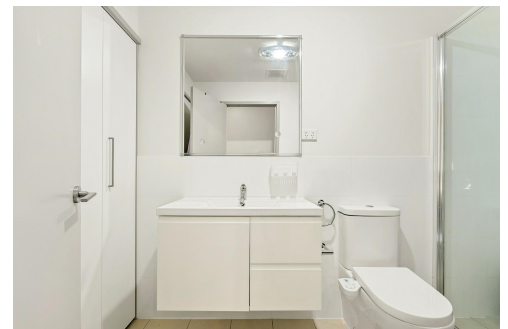
Property ID	1H0CF9U
Property Type	Unit
House Size	65 m ²
EER	6

Eoin Ryan-Hicks 0424 042 419

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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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