

17/3 Clare Burton Cres, Franklin, ACT, 2913

Apartment For Sale

Thursday, 5 December 2024

17/3 Clare Burton Cres, Franklin, ACT, 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Richard King



Duncan Macdonald

Endless Lifestyle Opportunities

Rarely does style, convenience and practicality overlap. However, in the case of this particular metropolitan apartment, the location, orientation, design and size of the unit ensures that its occupants are able to take full advantage of the vibrant lifestyle on offer in both the Gungahlin and Inner North districts.

Offering quick and easy access to Nullarbor Avenue light rail station (Canberra's newest and most efficient link between Gungahlin and Canberra City's CBD), delivers direct transport to an abundance of culinary, entertainment and employment possibilities. Not to mention, with the completion of each new stage of the light rail network, the additional lifestyle opportunities grow exceptionally.

In addition to the locational benefits of this property, the floorplan design and creature comforts which are included, create an exceptionally peaceful and enjoyable environment to call home. Not only does the configuration optimise the usage of space promoting generously proportioned rooms, the apartment's elevated top floor position and northerly orientation provides its occupants with refreshing views of leafy treetops and distant mountain ranges.

Features:

- 600mm Smeg electric cooktop and oven.
- Well-equipped stone kitchen, offering plenty of storage and extensive preparation space.
- Allocated single car accommodation and additional storage.
- Spacious bedroom complete with built-in wardrobe and access to the balcony.
- Reverse cycle split system for heating and cooling.
- Functional and versatile floorplan with an open plan living and dining design.
- Large elevated balcony with views of leafy treetops and distant mountain ranges.
- Quick and easy access to local schools, parks, shops, popular local eateries, and an extensive public transport network.

Particulars:

- Internal Living: 57sqm
- Balcony: 16sqm
- Body Corporate Fees: \$4,201.72 (per annum)

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