

12 Nancy Cato Street, Franklin, ACT, 2913

LUTON

House For Sale

Friday, 15 November 2024

12 Nancy Cato Street, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Peter Carey

Inviting and beautifully presented home with shaded gardens, short walk to playgrounds, shops and tram stops!

Situated in a peaceful street, only steps from two parks with playgrounds, this attractive home has great contemporary street appeal, complemented by a graceful Chinese Elm, a plum tree and neat hedging.

Freshly painted throughout and with brand new carpet through the formal lounge and bedrooms, the home is ready to welcome its new family.

The north facing formal lounge, furnished with quality carpet and downlighting, is a welcoming introduction to the home and has a private outlook over the leafy garden.

Contemporary floor tiling extends from the entry through the large main living area, the hub of the home. The modern kitchen offers good bench space, a gas cooktop and a brand new Westinghouse oven, plenty of storage including a pantry, and space for a dishwasher. Downlighting is installed through the casual living area, while ducted gas heating and ducted evaporative cooling ensure comfort throughout.

An oversized sliding door from the family room opens onto the covered entertaining area, overlooking the neatly landscaped rear garden, shaded by a second mature Chinese Elm. Attractive timber fencing offers privacy and safely encloses the garden for children and pets.

The generous master bedroom features a walk-in robe and ensuite, while second and third bedrooms offer built-in robes. The main bathroom has a bath, shower and separate w/c.

There is internal access to the double garage, fitted with an automatic panel lift door.

Close to the home are paths leading to two parks with playgrounds, one with a large pond, part of a ribbon of wetlands winding through the suburb. The family friendly location is a short walk to a Woolworths Metro and a restaurant, with a number of schools within easy reach. Tram stops are just a stroll for a smooth trip into Gungahlin Marketplace and the City!

UV \$ 622,000

Rates \$ 3,468.00 (approximately)

Key Features

- ☑ Freshly presented home in peaceful street, metres from two parks with playgrounds
- ☑ Excellent contemporary street appeal with Colorbond roof and rendered finish, complemented by mature shade tree, a plum and neat hedging to front garden
- ☑ Freshly painted throughout, with brand new carpet to lounge and bedrooms
- ☑ North facing lounge a welcoming introduction to the home with quality carpet, downlighting and a restful garden outlook
- ☑ Large casual living area features downlighting, a modern kitchen with a good area of benchtop, gas cooktop, a brand new Westinghouse oven never used, a pantry and space for a dishwasher
- ☑ Ducted gas heating and ducted evaporative cooling
- ☑ Seamless flow from family room to covered entertaining area, overlooking neatly landscaped rear garden shaded by a mature Chinese Elm
- ☑ Pebbled, open outdoor sitting area
- ☑ Spacious master bedroom features a walk-in robe and ensuite
- ☑ Built-in robes to second and third bedrooms

- ☒ Main bathroom presented in excellent condition has a bath, shower and separate w/c
- ☒ Laundry offers two large cupboards
- ☒ Internal access to double garage, fitted with an auto, panel lift door
- ☒ Modern security screen to front door and windows
- ☒ Rheem instantaneous hot water
- ☒ Huge water tank supplies water to laundry, w/c's and garden
- ☒ Attractive timber fencing provides privacy and security for children and pets
- ☒ Low maintenance gardens with established, hardy trees and shrubs
- ☒ Short walk to a Woolworths Metro and a restaurant, with a number of schools within easy reach, and stroll to light rail stops for smooth trip into Gungahlin Marketplace and the City