

# 135 Hoskins St, Franklin, ACT, 2913

## House For Sale

Wednesday, 6 November 2024



135 Hoskins St, Franklin, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alvin Nappilly



Zeta Zervos

## **The best is kept till last!!**

This well-designed 4-bedroom home located in the heart of Franklin is perfect for the modern family. With its modern design and supreme craftsmanship this home is sure to skip some beats.

The house feels well suited to meet the demands of your everyday family. Apart from its outer aesthetics, its inner layout is where its major appeal lies. Once you enter, you can feel the sophisticated quality of the home. The ground floor contains the main areas such living room with perfect spacing where great family memories can be created. Not only that, the area has a main bedroom with a spacious walk-in closet and an amazing attached bathroom. Likewise, the upper floor has the remaining three bedrooms all spacious with built-ins.

The kitchen placed conveniently to the spacious living room has a stone top that features 900mm stainless steel appliances and enough room for storage which is sure to delight the home chef.

The property comes with ducted reverse-cycle heating and cooling, a double remote-controlled garage offering internal access and a work shop area, a rear roller door off garage capable of additional vehicle accommodation, an alarm system, and super-fast NBN.

This is a perfect home for a family seeking a well-put-together and thought-out property which gives access to the best facilities and amenities the city has to offer. Franklin, as mentioned before, is one of the most sought-after suburbs with a major marketplace at a mere 2.3 km away. The area is also near the Light Rail Corridor. Schools such as Harrison school and Burgmann Anglican School are pretty close as well. Besides school, Gungahlin College is nearby as well and the University of Canberra is only around 6km away.

The area is suitable for nature lovers as well due to its proximity to the Gungaharra Grassland reserve and North Mitchell Grasslands. Also, the Mitchell Post Office is only around 1.1 km away which is extremely convenient and time-saving to send out your mail. Overall, the area is great for creating memories with your family with great outings, close schools, and market place.

### Property Features:

- Master bedroom with walk in robe, double vanity in the bathroom.
- 3 generous size bedrooms with built in robes.
- Separate bathroom with bathtub and toilet.
- Floor to ceiling tiles in the bathrooms.
- High end inclusion throughout the house.
- Instantaneous gas hot water tank.
- Smeg Appliances in the kitchen, with 900mm gas cooktop, 900mm oven and built in microwave.
- Stone benchtop, Fully Integrated Smeg dishwasher.
- Storage in abundance including under stair and ample cupboard storage
- Walk-in linen closet upstairs
- Video intercom.
- Reverse cycling heating and cooling.
- Plenty room for outdoor entertainment area.
- Spacious Balcony facing east, study nook.
- Fully remote controlled car garage.

### Property Details:

Total Land: 543 m<sup>2</sup>

Upper Residence: 71.80 m<sup>2</sup>

Lower Residence: 144.70 m<sup>2</sup>

Garage: 58.30 m<sup>2</sup>

Alfresco: 24 m<sup>2</sup>

Total: 298.80 m<sup>2</sup>

EER: 5.0 Stars

All figures are approximate

For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118.

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