

**14 Roxburgh Street, Franklin, ACT 2913**



**House For Rent**

Tuesday, 7 January 2025

14 Roxburgh Street, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rishika Sharma

02 6173 6300

**\$710 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & GET NOTIFIED OF UPCOMING INSPECTIONS

This exquisite family home offers an elegant and restful lifestyle. Surrounded by manicured gardens that wrap the home in neatly clipped hedging and feature trees, the home's elegant exterior hints at the refined interiors within. Lovely timber floors sweep you into the sunlit open-concept living space, where a bank of bifold timber framed doors connect you to the home alfresco terrace area, complete with a vessel water feature. The generous stone-topped island bench defines the kitchen space, which is well-appointed with an electric cooktop, dishwasher and abundant storage and bench space. The three well-sized bedrooms are sunny, peaceful havens. The main bedroom has the luxury of an elegant ensuite and walk-in robe. The light and bright main bathroom has a deep-set bath for long soaks and a separate shower. Ducted gas heating and split-system air conditioning to the living space create a home of year-round comfort. Perfectly located only moments from some of Gungahlin's best attractions, including lakes, parks, restaurants, cafes, and the Gungahlin Market Place, and only minutes from a wide variety of primary schools, high schools, and colleges, this is the ideal family location.

Features of the home include:- Three bedrooms; 2 with built-in robes- Dishwasher- Master bedroom complete with ensuite, walk-in robe and access to the terrace- Main bathroom with deep-set bath in tiles- Alfresco terrace with gardens- Ducted gas heating to the ceiling & Mitsubishi Hyper-Inverter split system- Instant gas hot water- Corner block fully landscaped- NBN available to the house- Block is fully gated and fenced including side gated access- Double garage with internal access

Available: 29th January 2025

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises

VITAL INFORMATION: The property is unfurnished

Please note you may be required to remove your shoes prior to inspecting the property

If no Energy Rating is displayed for this property, EER is unknown

The property complies with the minimum ceiling insulation standard

WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent

DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.