

**22 Flora Bassett Street, Franklin, ACT, 2913**



**House For Sale**

Friday, 25 October 2024

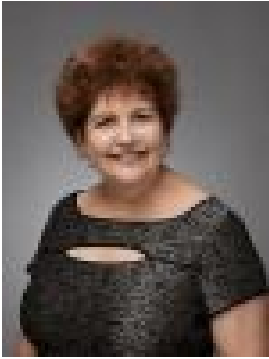
22 Flora Bassett Street, Franklin, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christine Shaw  
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### 3m Ceilings And So Much More

The smart buyers know that PBS Homes were an Award winning local builder over many decades, with a fantastic reputation. What they have built will stand the test of time.

Often three bedroom homes are built because a four bedroom home cannot fit. Not in this case. On offer is a spacious three bedroom ensuite home that looks even larger when you arrive, due to the 3m ceilings and 5 windows in the front lounge room.

Nothing has been sacrificed in terms of space:

- Both the lounge room and the dining/family room are very large;
- All living areas are north-facing;
- The master bedroom is king-sized;
- The breakfast bar could easily accommodate 4 seats; and
- The double garage with 3m ceilings might even allow a loft for yet more storage options

If you are thinking you need a four bedroom home, come and visit - you will truly be surprised.

Features Include:

2009 construction by award winning PBS Homes  
Quiet street so close to Charlotte Barton Playground  
Freshly painted and new carpets throughout  
Large formal lounge with 3m ceilings segregated from the rest of the home  
Third living area of under-roofline Alfresco area  
Excellent cupboard space in kitchen  
Large breakfast bar  
Gas cooktop with new wall oven  
Spacious family/dining room which flows to the alfresco area  
King-sized master bedroom with ensuite and walk-in robe  
Two other bedrooms with sliding door robes  
Bathroom with separate bath and shower  
Laundry with loads of space and direct access to yard  
Double garage with internal access  
Remote controlled panel lift garage door  
Evaporative cooling and ducted gas heating  
Rainwater tank  
Excellent private and public schools are nearby  
Light rail access and shops close by

EER 3

Land Size: 450m<sup>2</sup>

Land Rates: \$2989 pa

Land Value: \$540,000 (2024)

Living: 160.08m<sup>2</sup>

Double Garage: 39.23m<sup>2</sup>

Porch: 3.18m<sup>2</sup>

Alfresco: 16.92m<sup>2</sup>

Total Residence: 219.41m<sup>2</sup>

Rent Appraisal: \$700-\$730 per week

Land Tax (only payable if an investment): \$4999 pa

Note: all figures and measurements are approximate