

25 Oodgeroo Avenue, Franklin, ACT, 2913



House For Sale

Thursday, 31 October 2024

25 Oodgeroo Avenue, Franklin, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Modern Luxury Meets Practical Elegance

Welcome to this exceptional modern family residence in Franklin, where sophistication and comfort converge effortlessly. This executive home offers an enviable entertainer's lifestyle, skillfully blending spaciousness with low-maintenance living.

As you enter the grand hallway, you are greeted by an immaculate presentation that spans two levels. The thoughtfully designed layout features a gourmet kitchen equipped with high-end stainless steel appliances, ample cabinetry, and a generous breakfast bar. This culinary space flows seamlessly into the expansive formal family lounge and dining areas, all bathed in abundant natural light.

Perfect for unforgettable gatherings, the indoor/outdoor living spaces are designed for entertaining. Sliding doors open to a sheltered alfresco area that seamlessly connects to a beautifully landscaped garden, offering a tranquil backdrop for both peaceful moments and vibrant celebrations.

This residence includes three distinct living areas, featuring a formal lounge with impressive 5-meter ceiling heights and an upstairs lounge that serves as a versatile retreat or home office. The downstairs bedroom, complete with a convenient powder room and well-appointed vanity, enhances the home's flexibility.

The tranquil oversized master suite is located on the upper level and includes a spacious walk-in robe and a private balcony. Two additional generously sized bedrooms provide ample storage, complemented by a relaxing main bathroom with a bathtub for added comfort.

Additional features enhance this remarkable property, including a high-ceiling laundry with yard access, a double remote garage with internal entry, and a comprehensive security alarm system. Ducted heating and cooling ensure year-round comfort.

Perfectly positioned just a short stroll from Franklin and Gungahlin shops, as well as esteemed institutions like Burgmann and Mother Teresa schools, light rail, and nearby parkland, this home represents a rare opportunity for families seeking both luxury and practicality.

- Ground Level: 135.64m²
- Upper Level: 83.73m²
- Garage: 37.55m²
- Balcony: 17.51m²
- Gross Floor Area 274.43m²
- Land: 450m²

Property Features:

- Luxury Two-Storey Living
- Grand Entry with High Ceiling
- Expansive Living Spaces
- North-Facing Family Lounge and Bedrooms
- Gourmet Kitchen
- Gas Cooking with Commercial Ducted Rangehood
- Stone Benchtops

- Three Distinct Living Areas
- Oversized Master Bedroom with Balcony and Scenic Views
- Convenient Downstairs Bedroom
- Main Bathroom with Bathtub
- Landscaped Front and Back Yard
- 20m2 Vouge Pergola
- Covered Outdoor Entertaining Area
- Ducted Air Conditioning with Separate Zoning
- Comprehensive Security Camera System
- Elevated for enhanced views and privacy
- Solar System