

# 5 Judith Wright Street, Franklin, ACT, 2913

STONE

## House For Sale

Thursday, 9 January 2025

5 Judith Wright Street, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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## Ex-DHA Property with Modern Features and Family Appeal

Welcome to your dream home in the heart of Franklin, where modern living meets timeless charm. Step inside and be embraced by a bright, welcoming atmosphere. The master bedroom, complete with a built-in robe and ensuite, provides a serene retreat, while the additional bedroom ensures comfort and practicality with its built-in robes.

The well-appointed bathroom features a full-sized tub and a separate toilet, perfectly balancing style and functionality. The front living room bathes in natural light, creating a cosy space for relaxation, while the open-plan family and meals area seamlessly flows to the alfresco, ideal for entertaining or enjoying quiet moments outdoors. The modern kitchen, with its generous island bench, becomes the heart of the home-a place to create and connect.

Outside, the alfresco invites memorable gatherings, while the backyard provides a haven for kids and pets to play freely. With a double car garage offering both internal and external access, this home blends convenience with charm, creating a space where every detail has been thoughtfully considered.

Franklin living doesn't get better than this-embrace a lifestyle of comfort, connection, and modern elegance.

### Features Overview:

- North facing alfresco
- Single level floorplan
- Brand new carpets
- Freshly painted inside and out
- NBN connected with FTTP
- Age: 15 years (built in 2009)
- EER (Energy Efficiency Rating): 5.5 Stars

### Sizes (Approx)

- Internal Living: 158.25 sqm
- Alfresco: 18.36 sqm
- Porch: 2.19 sqm
- Garage: 39.23 sqm
- Total Residence: 218.03 sqm
- Block Size: 450 sqm

### Prices

- Rates: \$747.25 per quarter
- Land Tax (Investors only): \$1409.23 per quarter
- Previously rented at: \$750

### Inside:

- Master bedroom with built-in robe and ensuite
- Additional bedroom with built-in robes
- Well-appointed bathroom with full-sized tub and separate toilet
- Brightly-lit front living room
- Open-plan family and meals with sliding doors to alfresco
- Kitchen with island bench for ample storage and bench space
- Laundry with exterior access
- Double car garage with interior and exterior access
- Ducted gas heating and evaporative cooling

### Outside:

- Alfresco perfect for outdoor entertainment
- Backyard ideal for kids and pets to run around in

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- Window Glazing: Single glazed windows

Franklin has become a highly sought-after suburb for buyers seeking quality homes. Ideally located in the heart of Gungahlin, it boasts local amenities such as shops, Harrison Public School, and Mother Teresa Private School. The suburb offers easy access to Canberra's bus routes and light rail service and is only a 5-minute drive from Gungahlin Town Centre, home to a variety of cafes, restaurants, and supermarkets like Woolworths, Coles, and Aldi. Franklin's prime appeal lies in its proximity to the Light Rail, providing convenient and direct access to the City.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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