

26/56 Christina Stead Street, Franklin, ACT, 2913

STONE

Townhouse For Sale

Thursday, 31 October 2024

26/56 Christina Stead Street, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Sun-drenched 3-bedroom home with extra-large outdoor living spaces

Embrace a convenient and comfortable lifestyle with this lovely townhouse in the vibrant suburb of Franklin. Bathed in natural light from the east and north, the spacious open-plan living and dining area welcomes you with warmth, creating an ideal setting for family gatherings, work, or entertaining friends.

The thoughtfully designed parallel kitchen flows seamlessly into the living space, enhancing the overall functionality of the home. A dedicated study nook caters to modern needs, while a downstairs powder room and laundry add practicality to your daily routines and make hosting guests effortless. Clever storage solutions throughout, including a walk-in robe in the master suite and under-stairs storage, ensure that staying organized is a breeze.

Step outside to your generous courtyard, perfect for outdoor entertaining or enjoying quiet moments in the sun. The courtyard is easily accessible from both the kitchen, living room and entry, providing a seamless transition between indoor and outdoor living. With quick access to local shops, the light rail and a short drive into Gungahlin Town Centre, this townhouse offers a blend of modern comfort and low-maintenance design, ensuring a well-rounded lifestyle in one of the area's most desirable neighbourhoods.

Features Overview:

- NE facing
- Located at the front of the complex
- Corner orientation means only one shared wall
- Dual level floorplan
- Located near Franklin Shops, for Cafes, Shops, Parks and Schools.
- NBN connected with Fibre to the Premises
- Age: 14 years (built in 2010)
- EER (Energy Efficiency Rating): 6 Stars

Sizes (Approx.)

- Internal Living: 136.6sqm
- Garage: 36.40sqm
- Total residence: 173sqm
- Block: N/A

Prices:

- Strata levies/Community title: \$861.02 per quarter approx.
- Rates: \$333.75 per quarter approx.
- Land Tax (Investors only): \$383.75 per quarter approx.
- Conservative rental estimate (unfurnished): \$650 per week

Inside:

- Great natural light from the east and north
- Spacious living dining area.
- Parallel kitchen layout
- Updated hybrid flooring
- Walk-in-robe and ensuite in the master
- Downstairs powder room
- Dedicated laundry room
- Study nook
- Two car garage
- Second bathroom upstairs

Outside:

- Extra-large courtyard with separation for outdoor living/dining

Construction Information:

- Flooring: Timber Hybrid Flooring
- External Walls: Brick veneer and weatherboard cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0
- Ceiling Insulation: Thermal insulation value approximately R-4.0 with reflective foil

Franklin is slowly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its close proximity to the Light Rail system, with easy and direct access into the City.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

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