

**47 Farran Street, Gungahlin, ACT, 2912**



**Townhouse For Sale**

Thursday, 28 November 2024

47 Farran Street, Gungahlin, ACT, 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Ready to move into Home

This separate titled house, with no body corporate fees attached, is ready to become your new home. Originally prepared to be the seller's family residence, life took a different turn, and now, one lucky buyer will reap the rewards of this thoughtfully updated property. This is not a "flip-and-forget" project, this home has been carefully upgraded with long-term living in mind.

Boasting 3 large bedrooms, plus a bonus 4th room, this house features new downstairs hybrid floorboards, 6.6kw solar panels, low maintenance landscaping, offering both privacy and within a prime location. Nestled behind Flemington Road and the leafy Farran Street, it's close to Harrison Primary School as well as private and public high schools.

Key features include:

• 2-storey, separate titled house, no body corporate fees

• 3 large bedrooms upstairs

• 4th room downstairs (bedroom/study/lounge)

• New hybrid floorboards installed downstairs

• Solar panels (6.6Kw)

• Converted to full electricity (removed gas)

• High-efficiency, programmable water heat pump

• Large kitchen with 700mm induction cook top and plenty storage

• Ducted electric A/C and Heating

• Two distinct living spaces

• Dedicated dining area

• Under-stair pantry/storage

• Main bedroom with ensuite, walk-in robe, and private balcony

• Pet-proofed balcony (easily removable if required), with pet door access.

• Fenced low-maintenance yard with grass for furry friends

• Side fence access

• Security screened front door, back sliding door and windows

• Roller blinds and curtains install on all windows

• Detached garage with private lane parking

• Located just behind Flemington Road, with a short walk to both Manning Clarke and Mapleton Avenue tram line stops

• Close to Gungahlin CBD and Franklin Metro Woolworths

• Priority enrolment in Harrison School and Gungahlin College, with Burgmann Anglican School nearby

Built in 2005, this family home boasts a spacious floor plan with natural light streaming throughout. It's a short stroll to quality schools, scenic trails, and a quick drive to Gungahlin shops with supermarkets, cafés, restaurants, and other local amenities.

Numbers Features:

• Year Built: 2005

• Block Size: 235 m<sup>2</sup>

• Internal Living Area: 149 m<sup>2</sup>

• Orientation: Easterly

• Rates: \$715.42 approx. per quarter

• Land Tax: \$1,258.10 approx. per quarter