

**18/35 Clare Burton Crescent, Franklin, ACT, 2913**



**Unit For Sale**

Tuesday, 21 January 2025

18/35 Clare Burton Crescent, Franklin, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Immaculate dual level home in great location

Immaculate dual level home in great location This well maintained spacious three-bedroom townhouse is an ideal choice for first-home buyers and downsizers alike. Nestled in the prime suburb of Franklin, this home offers the convenience of being close to schools and fantastic facilities, including the local shops plus the Gungahlin precinct. Step inside and be greeted by the open plan kitchen, dining and living area. The spacious layout is designed to effortlessly accommodate your lifestyle, whether you're hosting gatherings with loved ones or simply unwinding after a long day. Discover the perfect location that makes this home truly extraordinary. Nestled right next to lush parklands and just a stone's throw away from local schools, shops, charming cafes, and the convenient light rail station, everything you need is within reach. This is more than just a home; it's a lifestyle enriched with the best of both worlds. Don't miss out on this excellent opportunity!

**Features:** Spacious and open-plan living and dining area Split System located in the living area plus master bedroom Roman blinds and downlights Well-equipped kitchen with gas cooking and stainless steel appliances Master bedroom with ensuite on second floor Two additional bedrooms with built-in robes Laundry plus powder room on ground floor Low maintenance garden with dripper system New merbau deck New Bosch security system Crimsafe on the front door plus video doorbell Additional power points Automatic single garage plus allocated visitor parking NBN connected

**Particulars (all approx.):** Living Size: 110m<sup>2</sup> Garage Size: 37m<sup>2</sup> Year Built: 2013 EER: 6