



**SOLD**

## SPACIOUS, SUNLIT HAVEN IN THE HEART OF FRANKLIN

This beautifully designed, low-maintenance, single-level 3-bedroom, 2-bathroom home offers an ideal blend of style, comfort, and convenience in the heart of Franklin. Thoughtfully crafted for easy living, it's the perfect opportunity for downsizers or young families looking to make their mark in this highly desirable area.

Step inside to discover a spacious, light-filled layout, with a mix of open plan and segregated living spaces. As you enter the home you are greeted by the large family room positioned away from two of the bedrooms so late night Netflix binges won't disturb the rest of the household. As you move through the home, you'll find the north-facing open-plan lounge and dining area, with large windows letting the sun flow through. The kitchen forms the centre of the home, overlooking the living areas so you can chat with the kids while preparing dinner. Designed with ample bench space, plenty of cupboards and quality Fisher and Paykel appliances,

For those who love to entertain, the paved entertaining area will delight, large enough for family get-togethers and surrounded by easy-care gardens so you can spend your weekend cooking the barbecue not weeding. Additional features include ducted heating and cooling for year-round comfort, a remote-controlled single garage with internal access, extra driveway parking and 1.5kw of solar panels to help keep the power bill low.

Positioned with a park, playground and pond at the end of the street, you have plenty of outdoor space at your doorstep for the kids to burn off the energy. This home is ready to welcome its next owners—don't miss your chance to experience easy living in Franklin.

- Well designed three bedroom ensuite home
- Mix of open plan & segregated living spaces
- Segregated master with walk through & ensuite
- Remaining two bedrooms good sizes with built-in robes
- Large kitchen with breakfast bar design
- Generous storage throughout
- Large entertaining area for year-round parties - with ability to cover in the future
- Freshly painted throughout
- Ducted heating & cooling throughout

**3 BED | 2 BATH | 1 CAR**

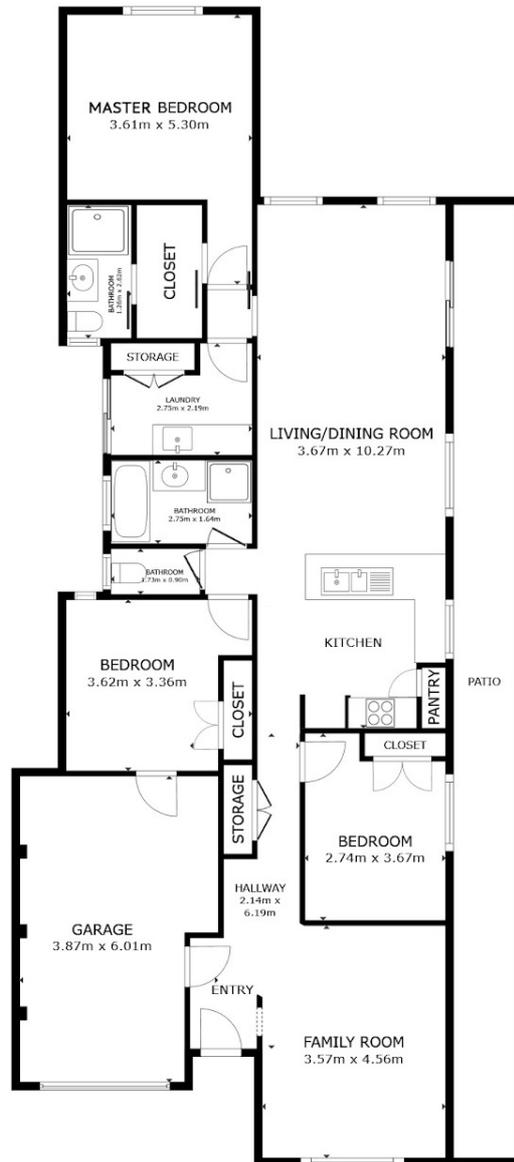
**PRICE:**  
**\$870,000**

**OPEN FOR INSPECTION:**  
**N/A**



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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.