



35 Manning Clark Cres Franklin ACT 2913

 4  3  2

\$950

Date available: 4 December 2023

[Book Inspection](#)

Spacious Family Home

Please register your interest at the base of this page by ticking inspection times and filling in your details. Alternatively you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important you register your contact details or you risk not being contacted in the event of a cancellation or change in the open times.

Situated in the desirable location of Franklin sits this well designed and beautifully executed family home. As soon as you walk through the door you will feel at home and will notice the undeniable attention to detail, quality fittings and beautiful features that will catch your eye throughout.

Downstairs is reserved for the open plan but well divided living and dining area that flows with the designer kitchen which features a superb marble island bench - great for both every-day food preparation and formal entertaining, not to mention the modern appliances, dishwasher and the ample cupboard space.

Off the living/dining area is the 5th rumpus room that could also opt for a spacious study or a further bedroom. The master bedroom is also kept nice and separate downstairs with a clever walk-through robe and elegant ensuite.

Upstairs is left for the further 3 bedrooms which includes a second master with an ensuite and all including built-in wardrobes. The upper story additionally includes a fantastic space between bedrooms that can be used as another

living area, another rumpus, study or kids retreat!

All tied in with a separate laundry room with loads of storage, low maintenance gardens and a double garage, not to mention the fantastic location of being minutes to local parks, schools, shops and public transport - this house has it all!

Features Include:

Four generously sized bedrooms plus rumpus room that could also opt for a spacious study or 5th bedroom
Large living/dining down stairs and a further upstairs retreat/second living area
Master bedroom with a walk-through robe which flows through to the connecting ensuite
Second master bedroom upstairs with ensuite and built-in robe
Two further rooms upstairs also both featuring built-in robes
Stylish kitchen with stone benchtops, modern appliances and ample storage
Split systems air-conditioning to downstairs and ducted heating/cooling to upper story
Covered entertaining areas
Spacious laundry room with loads of storage
Low maintenance, easy care garden
Video intercom
Alarm system
Double garage with internal access
Just minutes to the local school, parks, shops and public transport

*Please note: There is a detached studio attached to the back, on the same block under 35a Manning Clarke however is completely separated and rented separately through our agency

Bond and Rent:

A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly, or monthly and our preferred payment method is direct debit.

When can I see the property?

Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit, please call our dedicated leasing department to arrange a personal inspection. Please note if the property isn't advertised as "Available Now" this means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.

Interested in applying for this property?

After you register or view the property, you'll receive a link from our leasing system
<https://www.2apply.com.au/Agency/Archer>

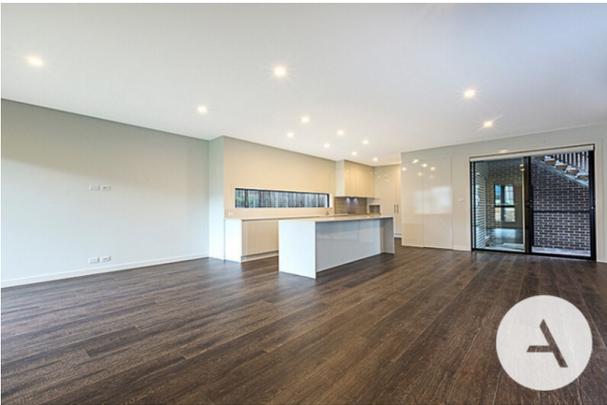
Disclaimer:

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided

Useful Information:

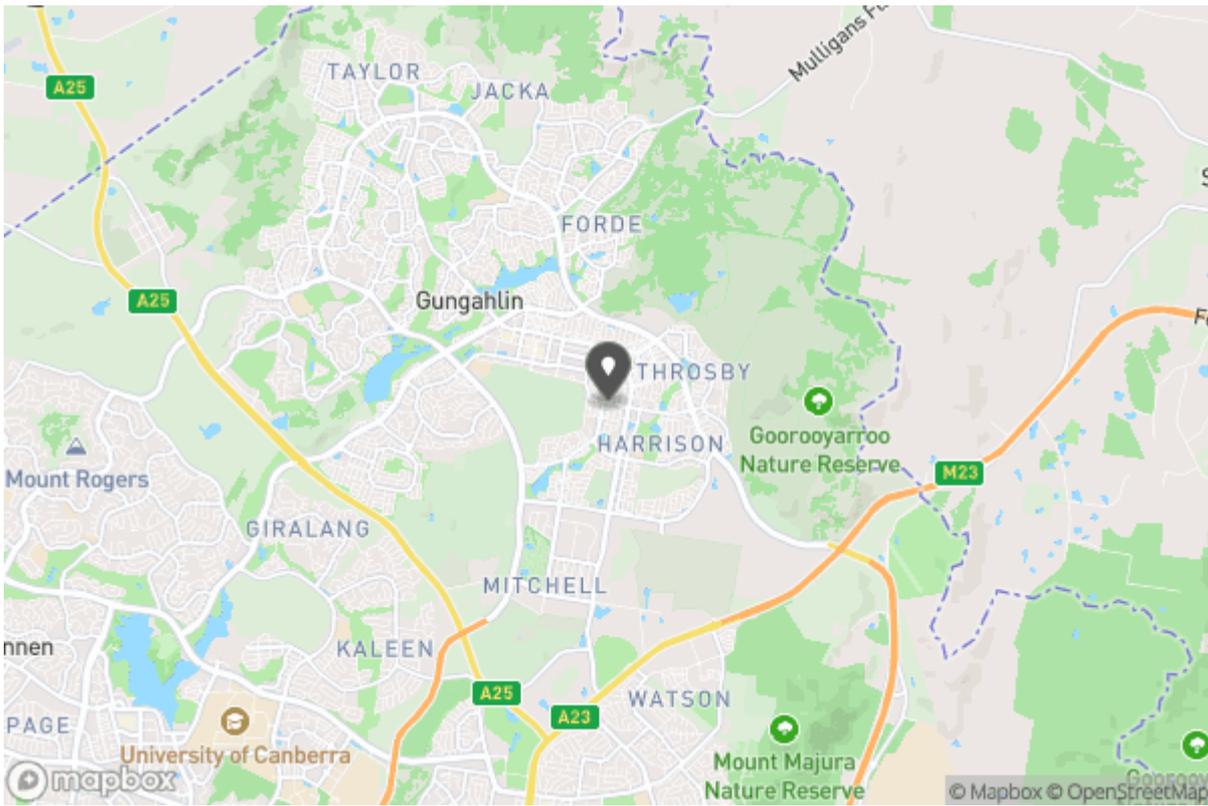
• A 12 month lease is the standard lease term anything longer or shorter will be advertised or considered upon application.
• It is policy to either view the property, or have someone view the property on your behalf before your application can be accepted.
• This property meets the minimum energy standard
• Pets will be considered upon application only

Gallery





Location Map





Don't forget to confirm your inspection by SMS or email

Leasing Archer

leasing@archercbr.com.au

02 6262 5232
1/24 Girrahween Street
Braddon ACT 2612



Why Book with Archer Canberra

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=PM-Archer&uniqueID=b0a500cac4044d4ea51e95b8ff001761>