

## 12 Franklin Court, NEW AUCKLAND, QLD 4680

### Immaculate Cul-de-Sac Living with Premium Finishes

Positioned in a quiet, family-friendly cul-de-sac, 12 Franklin Court, New Auckland is a standout for buyers seeking immaculate presentation, modern upgrades and exceptional outdoor space. From the manicured lawns and established gardens through to the stylish interior finishes, this home has been meticulously maintained and is ready to impress.

Upon arrival, the covered front patio and elevated outlook create an inviting first impression. Step inside to a light-filled, open-plan living and dining area, anchored by a sleek modern kitchen with stone countertops, designed for both functionality and entertaining.

This central hub flows effortlessly to the accommodation wing, where four carpeted bedrooms offer comfort and privacy. The master suite features air-conditioning, a walk-in robe and a generous ensuite with his-and-hers vanities.

The main bathroom is well-appointed with stone countertop, a separate toilet, while an additional air-conditioned bedroom and two further bedrooms with built-in robes and ceiling fans complete the layout.

**TYPE:** For Sale

**INTERNET ID:** 300P184544

#### SALE DETAILS

**Offers Over \$699,000**

#### CONTACT DETAILS

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**Emma Plath**  
0497 864 493

The home extends outdoors to a pristine, fully fenced backyard with ample space for children, pets or the future addition of a pool.

**Property Highlights:**

\*Quiet cul-de-sac position in a sought-after New Auckland pocket

\*Immaculate presentation throughout

\*Security system and keyless entry

\*New appliances including induction cooktop

\*Stylish countertops in kitchen and bathrooms

\*Updated lighting, ceiling fans and premium lino flooring

\*Four bedrooms with built-in robes and ceiling fans

\*Air-conditioning to the master bedroom, one additional bedroom and main living area

\*High ceilings enhancing light and space

\*Plantation shutters and a modern, neutral interior palette

\*Tall, lockable double-gate side access on both sides of the home

\*Lush, well-maintained lawn serviced by Choochie Hydrogreen Grass

\*Established plants and modern planters creating a low-maintenance garden setting

\*Wide driveway with plenty of off-street parking

\*Double-bay garage/shed with additional storage

\*Rainwater tanks servicing toilets and laundry

\*Fully fenced backyard with room for a pool

\*Solar-ready with extended North facing patio roof

**\*Location Convenience:**

**Under 5 minutes:**

- Kirkwood Shopping Centre and surrounding retail hubs
- Local schools and childcare centres
- Parks, sporting facilities and public transport

Under 10 minutes:

- Gladstone CBD
- Gladstone Hospital and Airport

Under 30 minutes:

- Tannum Sands beaches and coastal amenities

\*Offered with vacant possession, ready for its next owners to move straight in

\*Council Rates Approx \$4,287.82 per year

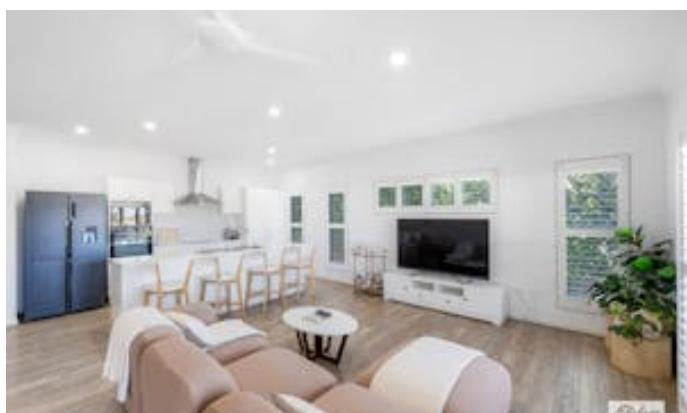
\*Rental Appraisal: Around \$600 per week

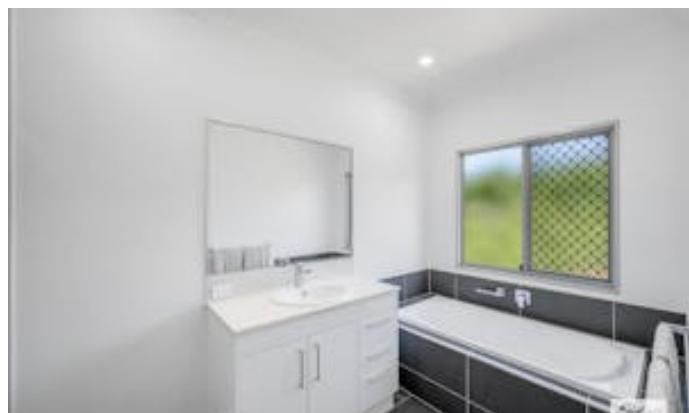
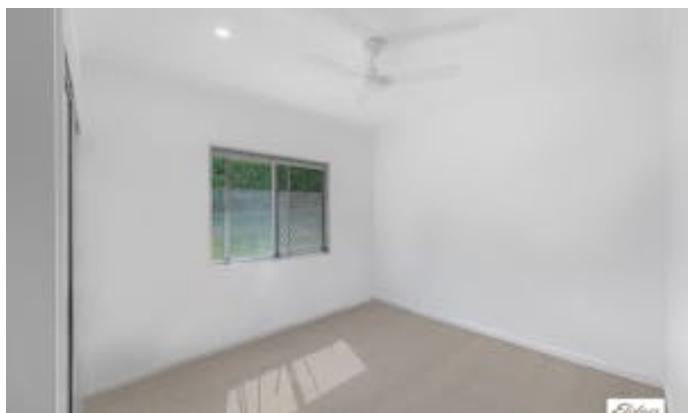
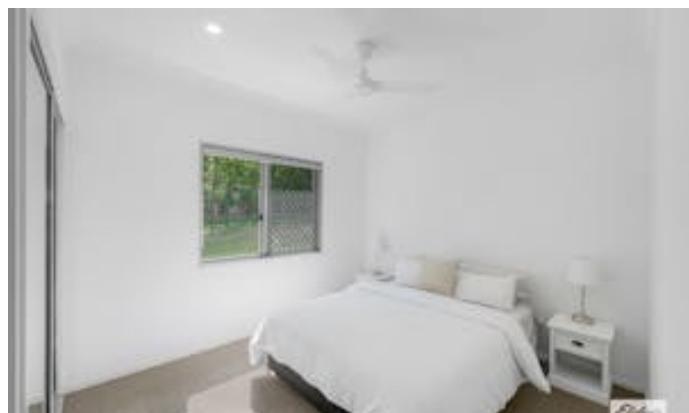
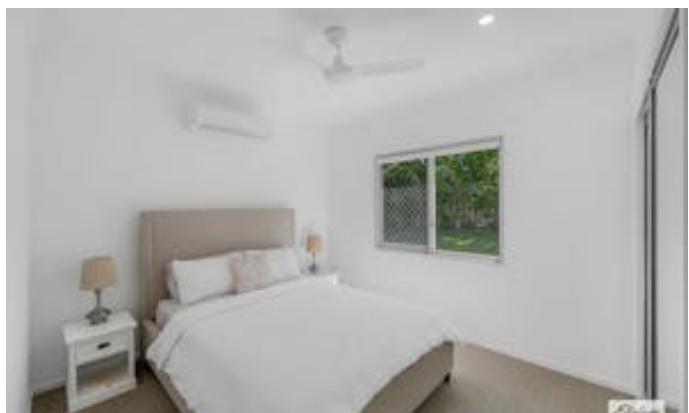
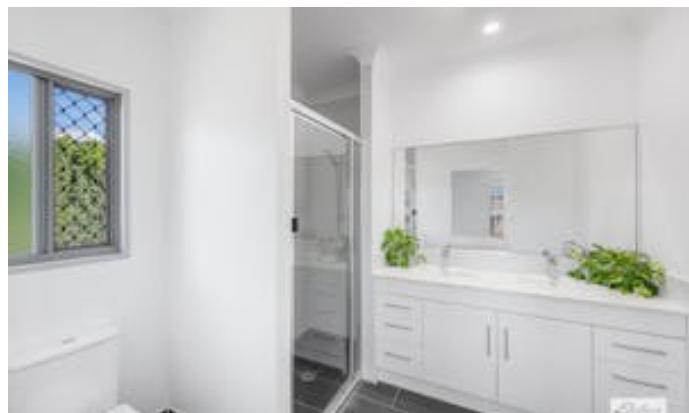
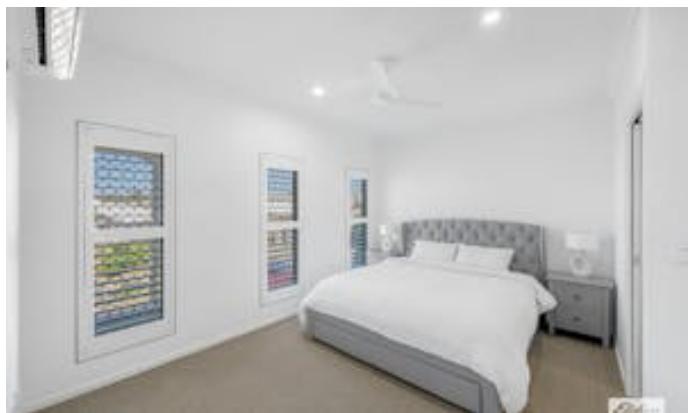
Immaculate, secure and superbly located, this standout home offers an exceptional lifestyle opportunity in a tightly held cul-de-sac. Homes of this calibre and condition are rarely offered - inspection is a must.

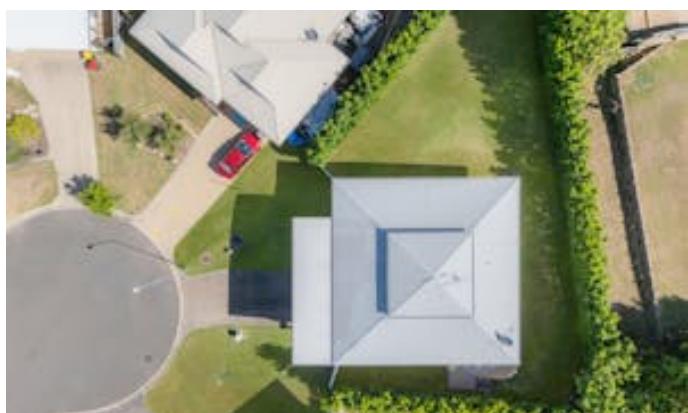
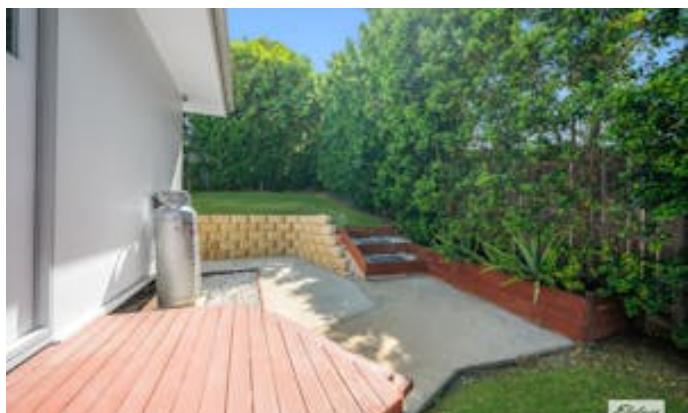
For Video Walkthrough please send a request via WhatsApp: 0497 864 493

\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

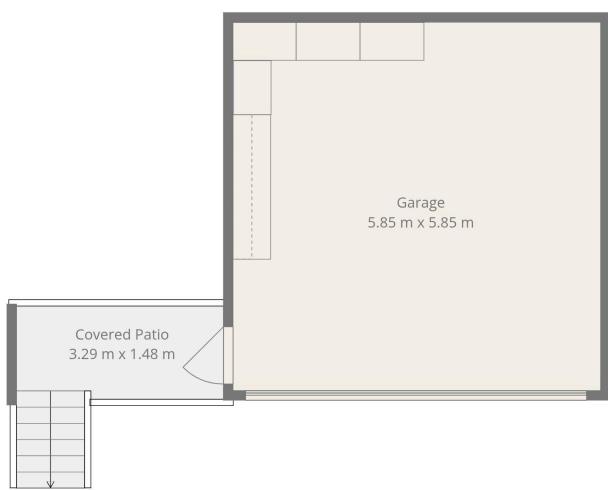
- Land Area 700.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage



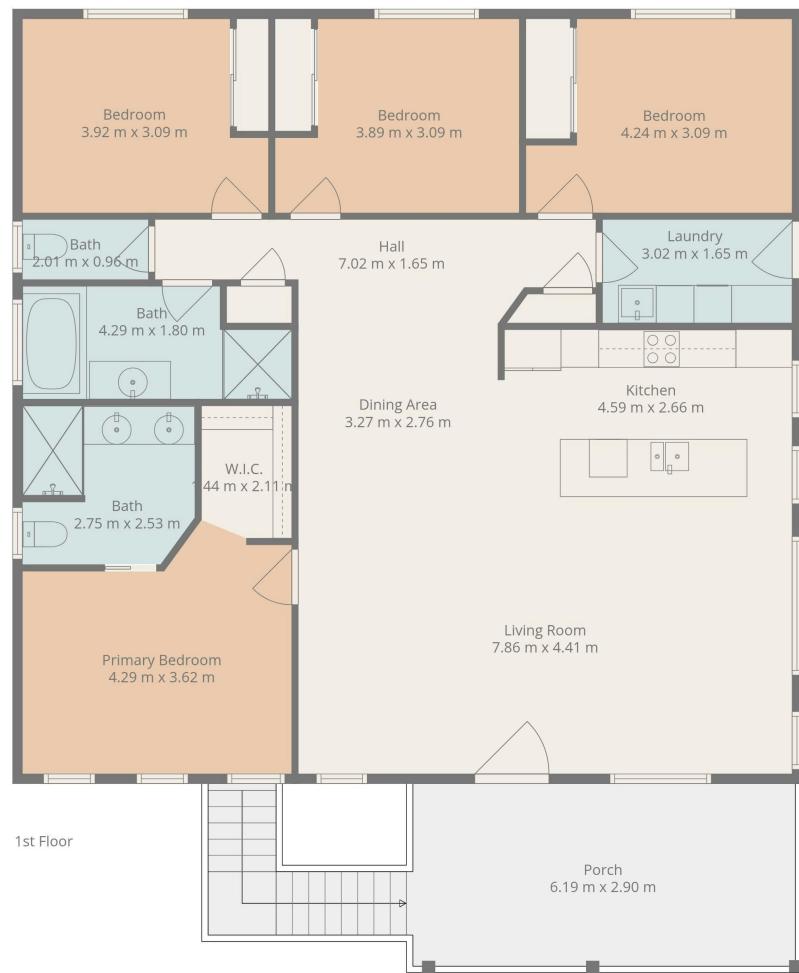








Basement 1



**TOTAL: 147 m<sup>2</sup>**

BELOW GRADE: 0 m<sup>2</sup>, 1st floor: 147 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 34 m<sup>2</sup>, COVERED PATIO: 6 m<sup>2</sup>, PORCH: 22 m<sup>2</sup>,  
 WALLS: 13 m<sup>2</sup>

Measurements Are Indicative Only

*Peter Davis*  
PHOTOGRAPHY



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