

**1/297 Flemington Road, Franklin, ACT 2913**

ARCHER

**Sold Apartment**

Monday, 14 August 2023

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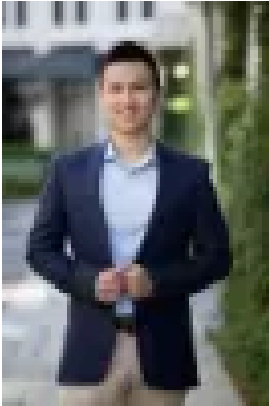
Bedrooms: 2

Bathrooms: 2

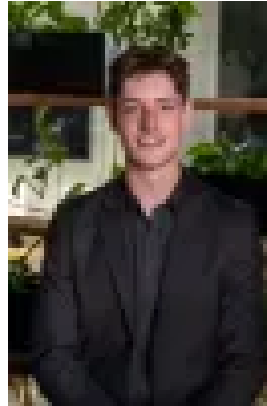
Parkings: 2

Area: 136 m2

Type: Apartment



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## Contact agent

Discover the ultimate convenience and a coveted lifestyle in the heart of Franklin! This perfectly positioned apartment, located just steps away from the light rail station, offers easy access to all the amenities you could ever need. With Franklin Woolworth, Franklin & Harrison Schools, childcare centers, restaurants, cafes, medical centers, public transport, the Gungahlin Town Center, and multiple supermarkets all within reach, this home is nestled in an ultra-convenient and prime location! Situated on the ground floor, this apartment is bathed in natural light. The spacious open-plan living and dining areas flow effortlessly onto a generous courtyard, providing an ideal setting for outdoor entertainment and relaxation. The master room also boasts its private access to the courtyard, creating a seamless indoor-outdoor connection. The master room feature walk-in robe, offering ample storage space. Designed with functionality and style in mind, the open-plan kitchen is adorned with elegant stone benchtops, stainless steel appliances, and abundant pantry space. Adding to the appeal, the second bedroom also enjoys private access to a second courtyard, making this apartment even more special. Currently with a fixed term lease at \$500/week to Jan 17th, 2024. This apartment presents a rare opportunity for downsizers, first home buyers, and investors alike. Don't miss out on the chance to secure a prime location and enviable lifestyle. Contact us today for more information and to schedule a viewing.

**Features:**

- Living 78m<sup>2</sup>
- + Courtyards 58m<sup>2</sup>
- Ground level with 2 courtyards
- Open plan living and dining area
- Stainless Steel Appliance
- Stone benchtops
- R/C Air condition
- Walk-in robe in Master
- Secure underground car park with storage unit
- Close to Franklin Woolworth, Franklin & Harrison Schools, childcare centers, restaurants, cafes, medical centers, public transport and the Gungahlin Town Center

**Particulars (all approx.)**

Year Built: 2013  
Current Rent: \$500/week to Jan 17, 2024  
Strata: \$913/quarter  
Rates: \$403/quarter  
Landtax (Only when leased): \$485/quarter  
EER: 4.0

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