

1/329 Flemington Road, Franklin, ACT 2913

MARQ

Sold House

Friday, 6 October 2023

1/329 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: House



Justin Taylor
0414701465



Rachel Anasson
0499333217

\$556,000

Blessed with a superb northerly aspect and spacious open plan design flowing over 81sqm of internal living (plus 17sqm patio), this freshly updated 2 bedroom, 2 bathroom ground floor apartment in the popular 'Edge' complex presents a great buying opportunity. Enjoy convenient easy care living being only footsteps from the Gungahlin town Centre and just a 20 minute drive into the city. This value packed property is perfect for the first home buyer, downsizer or savvy investor.- Great first home or investment opportunity- Sunny ground floor apartment with spacious courtyard- Large living area, full of natural light- Superbly updated with new carpet, fresh paint and new blinds- Gourmet kitchen with granite benches and Omega appliances- Reverse cycle air conditioning (Heating and Cooling)- Chic bathroom, full height tiling, European style laundry- Generous master suite with mirrored built-in robes- An easy care, low maintenance lifestyle, in a secure complex- A common barbecue area surrounded by expansive green lawns- Walking distance to shops, transport, restaurants and sport facilities- Secure basement parking with storage facility- 81sqm of internal living, 17sqm patio- EER 4.0- Great opportunity to enter the property market- Unbeatable value for money- Admin fees: \$547 p.q.- Sinking fund: \$263 p.q.- Rental estimate: \$530 - \$560 p.w.- Rates: \$438.18 p.q.- Land Tax: \$537.94 p.q. (If Investment) Whether you're a first home buyer, savvy investor or downsizer seeking a peaceful retreat, this property represents the perfect blend of comfort and convenience. Contact us today to schedule a viewing.