

# 100/311 Flemington Road, Franklin, ACT 2913



## Apartment For Sale

Monday, 22 April 2024

100/311 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brett Russell  
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**\$379,000+**

Nestled within the contemporary 'Synergy' Apartment complex, this one-bedroom gem resides on the second floor, offering expansive living areas and an enviable balcony overlooking the serene pool. Perfect for individuals or couples seeking comfort and convenience, this apartment boasts modern amenities including a dishwasher, split system air conditioning, and a convenient clothes dryer. Residents also enjoy access to the complex's pool and spacious entertaining area complete with two barbecue spots. Benefiting from its prime location, this property offers unparalleled accessibility with bus stops and the light rail right at your doorstep. Additionally, the bustling Gungahlin shops are just a short stroll or drive away. Key Features:- Contemporary design- Pool with picturesque view- Split system air conditioning- Spacious balcony- Dishwasher- Intercom entry system- Designated car space with storage cage- Minutes away from tram stop- Conveniently close to Gungahlin town centre Currently rented until 13 November 2024 @ \$450 per week. Key Statistics: Strata - \$1,251 per quarter Water - \$187 per quarter Rates - \$429 per quarter Land Tax - \$510 per quarter (For Investors) Disclaimer: While we have taken utmost care to provide accurate information in this advertisement, Canberra Property Partners disclaims any liability for errors or inaccuracies. Prospective buyers are encouraged to conduct their own inspections to ensure this property aligns with their individual needs and preferences.