

**109/311 Flemington Road, Franklin, ACT 2913**



**Apartment For Rent**

Thursday, 9 May 2024

109/311 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brian Wang  
0419897354



Stacie Baker  
0262497700

## **\$450 Per Week**

One bedroom modern ground floor apartment featuring open plan dining and lounge, stone kitchen bench tops, stainless steel appliances, two-way bathroom, a large bedroom with built-in robe, facing courtyard, split system heating and cooling system, intercom, basement parking with storage, dishwasher, dryer and cabling for Foxtel and internet. The complex offers use of the barbecue area and outdoor pool. This property is conveniently located within a short distance to the Gungahlin Town Centre. No current EER. This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard. Franklin is a suburb of Canberra, Australia in the district of Gungahlin. It is named after the novelist Miles Franklin. The streets in Franklin are named after writers. It comprises an area of approximately 256 hectares. It is bounded by Flemington Road to the north and east, Wells Station Drive to the south, and Gungahlin Drive to the west. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances. PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises. RENTING BOOK: A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>