

11/293 Flemington Road, Franklin, ACT 2913



Townhouse For Sale

Thursday, 4 April 2024

11/293 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 90 m2

Type: Townhouse



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Auction, Wed 24th April at 6pm

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City Nestled in a coveted locale with convenient Light Rail access just steps away, and a leisurely stroll to an array of dining options, this charming, north-facing townhouse presents a delightful urban lifestyle. Upon entry, discover a sleek open-plan layout adorned with contemporary finishes, seamlessly extending to a generously sized front courtyard, perfect for alfresco entertaining. The well-equipped kitchen boasts stone countertops, a breakfast bar, dishwasher, and modern appliances, overlooking the inviting living and dining areas. A discreet internal laundry and secondary rear courtyard with a drying area complement the functional design. Upstairs, retreat to two ample bedrooms featuring built-in wardrobes and private ensuites. Enjoy year-round comfort with the inclusion of wall-mounted reverse-cycle air conditioning. Plus, revel in the convenience of a designated single car space with remote access.

Features

- Open-plan living
- North-facing
- Modern kitchen
- Two bedrooms with built-in wardrobes
- Two ensuite bathrooms
- Front north-facing courtyard – 23.5 sqm
- Back courtyard – 15 sqm
- Wall mounted heating and cooling
- Internal laundry
- Separate toilet/powder room downstairs for guests
- Secure underground parking
- 3 minute walk to Mapleton Avenue station
- 3 minute drive to Franklin shops
- 3 Minute drive to Gungahlin CBD
- 20 Minute drive to city centre

Other stats.. Living Size: 90 sqm External: 38.5 sqm Rates: \$492.00 per quarter approx. EER: 6