

15/2 Trist Street, Franklin, ACT 2913

VERV

Sold Apartment

Sunday, 20 August 2023

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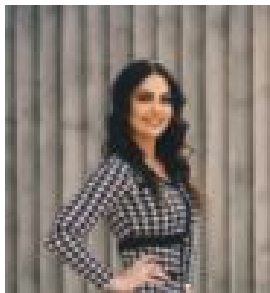
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: Apartment



Alysia Walsh
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\$540,000

Indulge in the perfect blend of style, comfort, and convenience with this spacious two-bedroom apartment. Whether you're a first-time homebuyer, a downsizer, or an investor seeking high rental returns, this elegant ready to move into residence has it all. Nestled within the sought-after 'Nexus' complex, this 83m² apartment on the top floor showcases a cleverly designed single-level floorplan that promises an exceptional living experience. Newly refreshed; painted throughout and top quality 100% wool carpet just installed, you will feel you are buying a brand new residence at a fraction of the price! The modern kitchen features Fisher and Paykel appliances with ample storage and bench space, while the open plan living/dining area welcomes you with an abundance of natural light flowing through from the North facing balcony, creating a serene and inviting ambiance. The unbeatable location adds another layer of allure. Imagine having the light-rail station just steps away from your doorstep, allowing for seamless commuting and easy access to all that Gungahlin has to offer. You'll also find bus stops, beautiful parklands, and the vibrant Marketplace within a leisurely stroll from your new home. Some features include:

- Vacant and ready to move into right away
- Huge 76m² of internal living plus additional 7m² balcony
- Newly installed 100% wool carpet
- Newly painted throughout
- Generous master bedroom with BIR and ensuite
- Second bedroom with BIR and access to the main bathroom
- Spacious north-facing open plan living/dining area, perfect for entertaining or relaxation
- Experience year-round comfort with reverse cycle heating and cooling
- Quality Fisher and Paykel appliances with electric cooking
- Enjoy the convenience of a European laundry, adding to the apartment's smart design
- Single allocated basement parking plus generous storage cage
- Additional visitor parking on-site
- Walking distance to access the Canberra Light-Rail
- Local Franklin Shopping centre only moments away, offering Woolworths, BWS, Coffee Guru, chemist plus more
- Gungahlin Town Centre only a short 5 minute drive away

This is your chance to elevate your lifestyle and invest in an opportunity that ticks all the boxes. Contact Alysia on 0400 880 915 for more information or to arrange an inspection. Built: 2012 EER: 6 Total living: 83m² Balcony: 7m² Rates: \$439.63 p/q approx Land Tax: \$540 p/q approx Strata (Admin and Sinking): \$1,009.13 p/q approx Water Supply: \$175.50 p/q approx Rental Estimate: \$510-560pw* This property is vacant and has been virtually staged for marketing purposes only *