

16/233 Flemington Road, Franklin, ACT 2913

STONE

Sold Townhouse

Friday, 1 September 2023

16/233 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 115 m2

Type: Townhouse



Sam Dyne

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Contact agent

Situated next to the light rail stop this two-bedroom, two-bathroom, and one carpark townhouse is the perfect start for a first homeowner or astute investor! Featuring a spacious, north-facing open plan living area filled with natural light and a private courtyard, this home offers a great space to relax or spend time with friends and family. Enjoy cooking up a storm in the full-sized equipped kitchen that overlooks the living area and out into the courtyard. The bedrooms each have built-in robes and the master bedroom also has a modern ensuite for extra comfort.

Features Overview:- North facing- Two-level townhouse- NBN connected with FTTP- Age: 6 years (built in 2017)- Units plan number: 4312- EER (Energy Efficiency Rating): 6 stars

Development Information:- Name of development: Vierra- Number of buildings in development: 95 residences in the project, which includes 35 townhouses, 60 apartments & 2 commercial spaces- Strata management: Bright and Duggan ACT

Sizes (Approx.):- Internal Living: 83 sqm- Courtyard: 13 sqm- Garage: 19 sqm- Total residence: 121 sqm

Prices:- Strata Levies: \$816.75 per quarter- Rates: \$357 per quarter- Land Tax (Investors only): \$450 per quarter- Conservative rental estimate (unfurnished): \$510 - \$540 per week

Inside:- North facing orientation floods the entire unit with natural light.- Full-sized kitchen offers plenty of storage and bench space.- 2 bedrooms, both with built-in robes and large windows.- Master bedroom features an ensuite.- Split-system heating and cooling installed in living area and master bedroom.- New curtains throughout

Outside:- Large north-facing courtyard- Lock-up garage with automatic roller door and internal access- Enjoy access to a pool and BBQ area

Franklin is becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its proximity to the Light Rail system, with easy and direct access to the City

Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au

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