

# 18/21 Christina Stead Street, Franklin, ACT 2913

## Sold Apartment

Monday, 14 August 2023

18/21 Christina Stead Street, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Corazza  
0262099618



Ray Moon  
0401368276

**\$440,000**

Create your ideal lifestyle living in this charming 2-bedroom 'Aamira' residence in this convenient location nearby the Light Rail. Perfectly positioned away from Flemington Road, enjoy the peaceful and quiet setting with the desirable northerly aspect delivering plenty of natural light throughout the day. In addition, the updated LED lighting allows for further light within the home. Internally, the open plan layout delivers you plenty of space to spread out and relax in comfort. Enjoy the flexible options to create an inviting lounge room for day-to-day living, as well as a separate dining area to host guests in style. Extend your living out onto the sizeable balcony that spans across the width of the property providing plenty of space for larger social gatherings with friends and family or for a relaxing outdoor setting admiring the peaceful aspect. The kitchen is privately tucked away from the living areas and offers a great space for cooking all those homemade meals in peace and privacy, especially when entertaining guests. Designed with 20mm stone benchtops, quality Smeg stainless steel appliances, Smeg dishwasher, combined with plenty of cupboard, pantry and bench space, this kitchen is sure to make for easy and simple home cooking. Walk into the main bedroom and appreciate the size it delivers spanning 3m x 4m along with mirrored sliding wardrobes and direct access to the balcony, to come home to and relax in complete comfort. Well-sized the second bedroom offers a generous space that is ideal space for accommodating any guest or housemate, or the versatile option to create a study/home office or multi-purpose room to enjoy. In this desirable location, enjoy the benefits of living just metres from the Nullarbor Avenue stop, allowing you the convenient and cost-friendly option to travel into the vibrant Braddon, Dickson and Gungahlin precincts, as well as the City CBD with a plethora of restaurants, bars, clubs, shops and amenities. Enjoy the benefits of living in this complex with the additions of the communal gym, outdoor barbecue area and tennis court to utilise and socialise with friends and family. Summary of features: Charming 2-bedroom Aamira residence North facing aspect with plenty of natural light Spacious open plan layout for day-to-day living Entertainers' balcony overlooking the communal gardens & tennis court NBN connection Updated LED lighting Roller blinds Practical kitchen layout for home cooking Quality Smeg stainless steel appliances & a dishwasher 20mm stone benchtops Plenty of pantry & cupboard space Main bedroom with mirrored sliding wardrobes & direct balcony access Second bedroom with an internal window for added light Well-appointed bathroom with full-height tiling European style laundry with a clothes dryer Linen cupboard Intercom access Basement car parking & a storage cage Visitor car parking Communal gym, tennis court & barbecue areas Located close to: Nullarbor Light Rail stop Gungahlin Town Centre Woolworths Franklin & local shops Local playing fields & ovals Key figures: Living area: 70m<sup>2</sup> Balcony: 17m<sup>2</sup> Rates: \$1,502 p.a. (approx.) Land tax (investor's only): \$1,766 p.a. (approx.) Strata: \$3,467 p.a. (approx.) EER: 6