

**21/75 Elizabeth Jolley Crescent, Franklin, ACT 2913**  **LJ Hooker**

**Sold Unit**

Monday, 14 August 2023

21/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$405,000**

Auction date set for 5/07/2023 if not sold prior, pre-auction offers encouraged. Parking and access point also on Manning Clark crescent side of complex. Please call Jake if having issues locating. Prepare to fall in love with this gorgeous top-floor apartment with views of a reserve. This one-bedroom, one-bathroom gem is flooded with an abundance of natural sunlight, creating a warm and inviting atmosphere throughout the space. Beautifully maintained and tastefully updated, this residence offers the perfect blend of modern comfort and timeless style. Step inside and be drawn in by the open and airy layout, designed to maximize both space and functionality. The spacious living area provides a versatile canvas for your personal style and accommodates various furniture arrangements. Imagine lounging in the comfort of your own home, with views of the lush reserve as your backdrop. The bedroom offers a peaceful space that offers privacy and relaxation. Wake up to the gentle glow of the sun and immerse yourself in the soothing ambiance of the surrounding nature. The well-appointed bathroom is tastefully updated and provides ample space for the laundry appliances. The sleek and modern kitchen boasts contemporary finishes, ample cabinetry, and high-quality appliances. This apartment also comes with the added convenience of a dedicated car spot, ensuring that your vehicle is secure and accessible from the common area. Additionally, residents of this complex enjoy access amenities including a communal garden with BBQ's and seating areas. You'll have everything at your fingertips but not have to be in the thick of the Gungahlin CBD. From trendy cafes to convenient light rail right at your door stop. Enjoy leisurely strolls through the nearby parklands, soak up the beauty of the surrounding nature. Don't miss this opportunity to own a top-floor apartment with reserve views, natural sunlight, and updates throughout. Whether you're a first-time buyer, a savvy investor, or looking to downsize in style, this property ticks all the boxes. Arrange a viewing today.

Features...- Neatly presented one-bedroom, top floor apartment- Light filled living dining and kitchen space- No sharing walls with neighbours- Stone benchtops, electric cooking, stainless steel appliances and dryer to the laundry- Updated flooring through-out- Master bedroom with built in robe and access to balcony- Reverse cycle split system to living area - NBN Connected- One allocated car space with storage facility- 2 minute walk to Manning Clark light rail station- 3 minute drive to Gungahlin town centre- 5 minute drive to Franklin shops

Quick stats:- Internal living size: 52 sqm approx.- External: 10 sqm approx.- Total: 62 sqm approx. - Rates: \$394.20 pq approx.- Bodycorp: \$665.31 pq approx.- Landtax (if rented): \$ TBA per quarter- Year built: 2011- Rental appraisal: \$440 - \$460 per week