

**23/233 Flemington Road, Franklin, ACT 2913**



**Townhouse For Sale**

Monday, 22 April 2024

23/233 Flemington Road, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 78 m2**

**Type: Townhouse**



Vince Pinneri

0408894732

## Auction 16/05/24

Nestled in the sought-after suburb of Franklin is this stylish two bedroom ensuite, two-storey townhouse. Both bedrooms are generously sized and feature ceiling fans and built in robes. The home has been thoughtfully upgraded and features hybrid flooring throughout level one and level two has high quality woollen carpet with the ultimate comfort in mind. The open-plan living and dining area flooded with natural light, is designed with your comfort in mind. Entertain and cook in style with a kitchen that boasts stainless steel appliances and ample storage space. The home features an oversized single car garage and a rear courtyard plus a communal BBQ area and in-ground swimming pool. Located just a short walk from the light rail terminal, childcare centres, numerous schools, Woolworths, retail shops, cafes, restaurants and beautiful parks and waterways. This property also offers easy access to Gungahlin Town Centre and the City. Key stats: • Living area - 78.4m<sup>2</sup> • EER - 5.5 • Rates - \$413.85 p/q • Land tax - \$508.63 p/q • Body corporate - \$1,584.50 p/q Additional features: • Hybrid flooring throughout level one • Open plan kitchen, dining, living • Stainless steel appliances in the kitchen • New curtains in the living room and master • Split system in dining and master bedroom • DC Ceiling fans in both bedrooms • High quality woollen carpet throughout level two • New Bathroom vanity and basin tapware • Spacious single car garage • Private courtyard • European laundry with additional storage Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.