

# 26/329 Flemington Road, Franklin, ACT 2913

Raine&Horne.

## House For Sale

Thursday, 7 March 2024

26/329 Flemington Road, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: House



Aliza Cole  
62518289

**\$395,000+**

Comfortable, contemporary, and convenient residence. This gorgeous north-facing apartment, flooded with sunlight, provides a superb opportunity for first-time homebuyers, downsizers, or investors. With its luminous layout, cross-flow ventilation, adaptable ground-floor living, and generously wide parking space, it seamlessly opens up to a spacious balcony, establishing a harmonious and inviting living environment. This property features an approximate rental yield of 6.1%. The apartment's ground-level convenience is sure to appeal to owner-occupiers, and its no-fuss body corporate fees contribute to keeping strata fees at a minimum. Characterised by premium inclusions and a neutral color palette, this apartment showcases a generously proportioned open-plan living area seamlessly connected to a contemporary kitchen boasting stone benchtops, top-tier appliances, and abundant storage. Overlooking the space is a private courtyard, ideal for both entertaining guests and unwinding in the sunlight. Situated in close proximity to the Franklin shopping center district, Gunghalin town center, Civic center, light rail, public transportation, and local parks, this property presents a compelling opportunity to acquire a high-quality residence in an excellent suburb. - Open plan living area overlooked by the kitchen - Bedroom with direct bathroom access & a mirrored sliding wardrobe - Extra wide car space - Dual entertaining courtyards - Private courtyard, perfect for entertainment - Modern kitchen with stone bench tops and quality appliances - Large bedroom with built in robe and private balcony - Floor to ceiling tiles in quality bathroom - Secure car space - Neutral colour scheme throughout the home - European laundry with dryer - New split system air conditioning unit - Within close proximity to the Franklin shopping centre district, Gunghalin town centre and other local amenities. Property Features: Construction: 2010 EER: 6.0 Stars Body corporate: \$738 per quarter approx. Rates: \$412 per quarter approx. Rental Appraisal: \$450/pw Total courtyard: 25m<sup>2</sup> (approx.) Living size: 59m<sup>2</sup>