

**3/329 Flemington Road, Franklin, ACT 2913**



**Unit For Sale**

Wednesday, 7 February 2024

3/329 Flemington Road, Franklin, ACT 2913

**Bedrooms: 2**

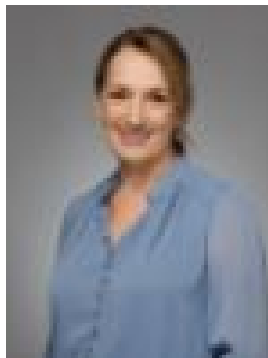
**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Matt Sebbens  
0402064504



Naomi Sachs  
0261473396

**\$529,000+**

This 2-bed, 2-bath apartment with 2 car spaces is designed for ultimate comfort and convenience. Enjoy the open layout, connecting living and dining spaces seamlessly. The north-east facing balcony bathes the interior in natural light, offering the perfect sunny spot for morning coffee and entertaining friends. The main bedroom features walk-in robe and ensuite whilst the 2nd bedroom has use of the main bathroom featuring bathtub. Two separate car spaces are available in the secure basement. It is only a 200m walk to the Manning Clarke light rail stop, allowing for easy access to the City and ANU, whilst Gungahlin town centre is also a short stroll away, providing shopping and dining options. With the functional floor plan, convenient location and sunny outlook this apartment is ideal not only for first-home buyer but also as an investment opportunity. Contact Matt or Naomi for further information!

**Features:** North/East facing balcony  
Sunny open-plan living space  
Central kitchen with electric cooking  
Main bedroom with walk-in robe and ensuite  
2nd bedroom with built-in robe  
Main bathroom with bathtub  
Separate laundry room  
Split system heating & cooling in the living room  
2 separate car spaces in a secure basement  
Communal BBQ and garden space  
Living size: 86m<sup>2</sup> Balcony size: 19m<sup>2</sup>  
Year built: 2010  
EER: 6  
Body corporate: \$857.50 per qtr  
Land tax: \$1,538.59 per annum approx.  
Rates: \$1,339.21 per annum approx.