

**31/311 Flemington Road, Franklin, ACT 2913**



**Sold Unit**

Friday, 18 August 2023

31/311 Flemington Road, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



Duncan Walker

0452494520

**\$400,000**

**\*\*Please note when coming for an Open Home or Inspection, the front door is located on Barbara Jefferis Street, accessible from Flemington Road. Just press 31 on the intercom system\*\*** Comfortable, convenient and contemporary. These are some of the words used to describe this spacious two-bedroom unit from the seller. A quick five-minute walk to the Tram stop takes you right to the heart of Gungahlin Town Centre or the Franklin Shops which hosts bars, café's, restaurants and grocery stores. The modern, open plan kitchen flows through to the Living and Dining room. These spaces are bathed in natural light from floor to ceiling sliding doors out to the spacious balcony. Both bedrooms represent a generous size and have fantastic views over to the Brindabella Mountain Range, offering glimpses of nature to wake up to. Features: \* Open Plan Kitchen, Living and Dining \* Modern kitchen with stone benchtops and quality appliances \* Floor to ceiling sliding doors to balcony \* Large Master with Full-Sized Mirrored BIR \* Easy care, perfect for the busy professional or ideal for tenants \* Reverse cycle air conditioning \* Generous secure Pool and Barbeque area \* Secure underground parking, convenient off street parking out front \* Local playgrounds and parks a short walk away \* Minutes walk from the Light Rail allows easy access into CBD, ideal for City Commuting \* Single Stop on Light Rail to Gungahlin Marketplace Unit Statistics: \* Internal: 61 sqm \* Balcony: 8 sqm \* EER: 6 Stars \* Land tax: \$1,931pa (investors only) \* Residential Rates: 1,641p.a. \* Body Corp Fees: \$3,899p.a. Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.