

**32/311 Flemington Road, Franklin, ACT 2913**



**Sold Apartment**

Monday, 14 August 2023

32/311 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



Duncan Walker  
0452494520



Kathy Komar  
0455891351

**\$337,500**

**\*\*Please note when coming for an Open Home or Inspection, the front door is located on Barbara Jefferis Street, accessible from Flemington Road.\*\*\***The overseas owner of this investment property has instructed me to sell this unit on auction day\*Contemporary and convenient, this one bedroom plus study home is located close by to the Gungahlin Town Centre and Franklin Shops which hosts bars, cafe's, restaurants and grocery stores. The light rail is a short 5 minute walk away which also takes you into Canberra CBD.If a conveniently located home with plenty of space is high on your priorities, don't hesitate to contact us and come along to the next Open Home!Features:\* Open Plan Kitchen/Living/Dining\* Modern kitchen with stone benchtops and quality appliances\* Floor to ceiling sliding doors to balcony\* Generously proportioned bedroom with mirrored BIR\* Study easily convertible into extra bedroom\* Reverse cycle air conditioning\* Easy care, perfect for the busy professional or ideal for tenants\* Secure under ground parking\* Minutes from the Light Rail allows easy access into CBD\* Close by to Gungahlin Town CentreInternal: 61 sqmBalcony: 8 sqmEER: 6 starsLand tax: \$1,931 p.a. (investors only)Residential Rates: 1,628 p.a.Body corp fees: \$3,774.48 p.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.