

**33/241 Flemington Road, Franklin, ACT 2913**



**Apartment For Sale**

Wednesday, 28 February 2024

33/241 Flemington Road, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Tom Grenfell  
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**\$550,000 - \$560,000**

Fresh interiors, natural light, views and privacy, provide easy care living in this spacious and stylish, two bedroom apartment located in this fantastic complex in Franklin. Located for both lifestyle and convenience. The apartment provides a spacious open plan kitchen and living with a sunlit north-east facing balcony off the living area. The main bedroom offers a generous sized ensuite with a sleek and modern design. The second bedroom and main bathroom are perfect for family and friends and provide the same level of quality throughout. Whether you are a savvy investor, young professional, a small family, or a couple seeking a comfortable and connected home you will not want to miss this opportunity. The Ivy Complex enjoys proximity to major transport links, making it easy to access the city center and beyond. Residents can enjoy the convenience of nearby shops, cafes, and recreational facilities, fostering a dynamic and engaging community. Key features- Light rail at your doorstep- Spacious living, dining and open plan kitchen- Balcony off living area- Large master bedroom with walk in robe and ensuite- 2 x allocated car spaces in the secure carpark, storage cage- Reverse cycle air conditioner in living room- Stone bench tops in the kitchen- Electric cooktop and oven- Woolworths, Coffee Guru and many more shops at your doorstep. Property Size: Internal living 81m<sup>2</sup>, 20m<sup>2</sup> Balcony. (approx.) Property Address: 33/241 Flemington Road, Franklin. Strata Fees: \$1,124 per quarter (approx.) Rates: \$372 per quarter (approx.) Land Tax (if rented): \$419 (approx.) Current rental appraisal: \$540-560 per week (approx.) EER: 6.0 stars (All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)