

**33/329 Flemington Road, Franklin, ACT 2913**



**Apartment For Sale**

Thursday, 18 April 2024

33/329 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

**\$350,000+**

This stylish 1-bedroom apartment offers the perfect blend of comfort and convenience, located in the popular Edge complex, this apartment is spacious light-filled, and the perfect modern lifestyle choice. Located just moments away from the thriving Gungahlin town centre, you'll have endless opportunities for dining, shopping, and entertainment right at your doorstep. Plus, with easy access to the light rail, commuting to and from the city has never been more convenient! Step inside and be greeted by sleek interiors, ample natural light, and a spacious layout with a generous balcony, offering a lovely blend of indoor and outdoor living spaces. This is easy care lock up and leave modern living. Whether you're unwinding after a busy day or entertaining friends and family, this apartment is sure to impress. Perfect for first home buyers, investors, or downsizers. Currently let to great tenants. Our sellers' instructions are clear, and this property is to be auctioned at 6pm Wednesday 2nd May at our LJHooker Canberra City office. Please make your interest known to avoid disappointment. Don't miss out on the chance to call 33/329 Flemington Road home sweet home. Schedule a viewing today and start living your best life in this prime location! Looking to call Franklin home? Please speak with Tim Russell 0416 087 834 or Jackson White Brettel 0421 479 376 for further information or a private inspection. Features: Large bedroom Lock up garage Large north facing balcony Updated Carpet and Paint Easy access to Gungahlin town centre Light rail station an easy walk across the way Body Corporate: \$2,764.00 pa approx. EER: 6.0 All information contained herein is gathered from 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.