

34/297 Flemington Road, Franklin, ACT, 2913

Sold Unit

Wednesday, 1 February 2023



THE
PROPERTY
COLLECTIVE

34/297 Flemington Road, Franklin, ACT, 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Lauren Laing
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Spacious top floor unit!

Welcome to 34/297 Flemington Road Franklin. This generously proportioned 2-bedroom unit is sure to appeal to a variety of buyers. Set within the thriving corridor of Flemington Road with direct access to the light rail you're only a hop, skip and a jump from some of Canberra's best attractions. Whether you're a first home buyer or an astute investor this is one should be top of your open for inspection list.

Upon entry you will appreciate the functional floor plan on offer which provides flexibility which some new builds could only dream of. Taking on an abundance of light from the top floor and featuring high ceilings throughout, the combined living and dining room is the perfect space to simply unwind or entertain well into the night with family and friends. For those who enjoy entertaining the kitchen is sure to impress. With ample stone benchtop space, the kitchen boasts Miele appliances throughout and is ready to handle whatever is thrown at it.

The two bedrooms are located to the rear of the home and are completely segregated which provides even further flexibility for living arrangements and opens the property up to additional demographics of tenants. Each bedroom has their own split system unit to ensure comfort levels are maintained no matter the season. Complete with built in robes in both rooms, the main bedroom comes complete with an ensuite featuring floor to ceiling tiles and the second bathroom conveniently services the second bedroom and is the obvious choice for visitors. Given the neutral tones displayed throughout this space is sure to stand the test of time. If you're lucky enough to secure the second bedroom there is direct access to your own private balcony which offers elevated views across the established gardens within the complex.

For those who continue to enjoy the work from home arrangements the addition of the study is sure to be the icing on the cake. This clever design maximises the space on offer to provide a generous space to work and study from home year-round.

With electric cars on the rise, new owners will appreciate the two car spaces on offer with one featuring an electric car charger (the only one in the development).

Opportunities like this don't come often. Be sure to contact Lauren Laing to organise your inspection today.

The Perks:

- Split system heating and cooling in lounge room and both bedrooms
- Main living is North facing
- Two private balconies
- Located on the top level of the complex
- Mirrored built in robes in both bedrooms
- Both bathrooms feature floor to ceiling tiles
- High ceilings throughout
- Stone benchtops
- Quality window furnishings throughout
- Downlights throughout
- Built in study desk
- European style laundry
- Miele appliances
- Electric car charger installed to one of your carpark (only one in the development)
- Built in BBQ
- Walking distance to Woolworths, the light rail & schools
- 15min drive approx. to the City Centre
- 15min drive approx. to ANU
- 10min drive approx. to The University of Canberra

The Numbers:

- Total living size: 91m²
- Rates: \$1521 per annum
- Strata: \$915 per quarter
- Year of build: 2013
- EER rating: 6 STARS