

37/301 Flemington Rd, Franklin, ACT 2913



Sold Apartment

Friday, 11 August 2023

37/301 Flemington Rd, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Apartment



Michael Wu



Lily Liu

0403740846

\$385,000

Welcome to a charming one-bedroom apartment, an excellent opportunity for first-time homeowners or a seamless addition to a seasoned investor's portfolio. Tucked away on the ground floor of the complex, the unit uniquely boasts a private courtyard, fully paved and complete with direct street access, creating a blend of comfort and convenience. Just around the corner, the Mapleton Avenue light rail station enhances the property's convenience. Upon entry, you'll discover a beautifully designed kitchen complete with a stone benchtop, top-quality fixtures, abundant storage, and stylish SMEG appliances - a perfect backdrop for crafting your favourite homemade meals. The unit also features air conditioning, ensuring comfort in all seasons. The living spaces seamlessly flow into the private, fully-tiled courtyard, a peaceful oasis for relaxing moments. The property's crowning glory is its remarkable location. Situated amidst schools, playing fields, and the local shops, and with the light rail station just a heartbeat away, a lifestyle of convenience is assured. To add to its allure, the lively Gungahlin Town Centre is just a quick rail ride or a short drive away. This home truly embodies a blend of convenience, comfort, and charm.

Home Features :

- spacious bedroom, complete with an ensuite
- kitchen fitted with a stylish stone benchtop
- R/C air conditioning heating and cooling
- Built-in oven and dishwasher
- private, fully paved courtyard
- generously sized living room
- NBN with FTTP connection unto 1000Mbps
- Intercom
- Secure basement parking with lift access
- excellent location within a short distance to schools, shops, playing fields, and the light rail station, ensuring easy access to all essential amenities.

Living - 50m²
Courtyard - 30m² approx
Strata - \$691pw
Rates - \$383pw
EER - 6
Currently tenanted at \$440pw, please contact Michael 0498666886 for private inspection