

**38/21 Christina Stead Street, Franklin, ACT 2913**

**Apartment For Sale**

Thursday, 7 March 2024

**Canberry.**

*Live Where You Love*

38/21 Christina Stead Street, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 90 m2**

**Type: Apartment**



Celiya Young  
0261097280

**\$529,000+**

Nestled in the heart of Franklin, this exquisite two-bedroom, two-bathroom apartment presents a stellar opportunity for both the discerning first home buyer and the astute investor. Situated on the first floor with a desirable south-facing aspect, this modern residence epitomises stylish, low-maintenance living, ideal for those seeking a seamless urban lifestyle. Upon entering, one is greeted with an elegant open-plan layout, complemented by an abundance of natural light. The living space extends effortlessly onto a generous balcony, perfect for al fresco dining and relaxing in the open air. The kitchen, a culinary delight, boasts high-quality SMEG appliances, an electric cooktop, and sophisticated design, ensuring both function and form are catered for. The master suite, a true retreat, features a walk-in wardrobe, providing ample space for sartorial collections. Residents will also appreciate the European style laundry and the substantial storage options that this apartment affords. Exclusive amenities further enhance the appeal, with a well-equipped gym and tennis court available for residents, as well as a communal BBQ area for entertaining guests. The convenience of this location is unmatched, being a mere stone's throw from Franklin Shops for all your essentials and moments away from the light rail station for easy commuting. Additionally, the Gungahlin Centre is just a short drive away, placing shopping, dining, and entertainment options at your doorstep. Complete with a secure car space, this apartment is a rare find. It promises a lifestyle of ease and accessibility, offering all the elements for a comfortable and sophisticated abode.

**What's on offer:**

- South facing living room and bedrooms
- Master bedroom with walk in wardrobe
- SMEG kitchen appliances
- European style laundry
- Reverse cycle split systems for heating and cooling
- Plenty of storage
- Floorboard throughout living room and bedrooms
- Secure car space in basement
- Amenities include gym, tennis court and BBQ area

**The Location:** 5 minute walk to light rail station  
5 minute walk to Woolworths Franklin  
5 minute drive to Gungahlin Market Place

**Property details:** Total Living: 90 sqm  
Balcony: 26 sqm  
Total: 116 sqm  
Built: 2014  
EER: 6  
Strata: \$ 1323.18 p/q  
Rates: \$ 406 p/q (approx.)  
Land Tax: \$ 489.23 p/q (approx. only when rented)  
Rental Appraisal: \$ 550 per week

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