

**38/311 Flemington Road, Franklin, ACT 2913**



**Sold Apartment**

Monday, 14 August 2023

38/311 Flemington Road, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Contact agent

This top-floor apartment in the popular Synergy complex in Franklin offers a fantastic living opportunity. With two bedrooms and thoughtfully designed interiors, it provides a comfortable and convenient lifestyle. The spacious open-plan living area and well-equipped kitchen create a welcoming space for relaxation and entertaining. Additionally, the apartment features two good-sized bedrooms, including a master suite with an ensuite. Conveniently located close to great schools, the Gungahlin Marketplace, nature parks, playgrounds, and the light rail. Whether you're a first-time buyer, downsizing, or considering an investment, this apartment offers great potential.

**Features**

- Ideally located top-floor apartment in sought after Synergy complex.
- Spacious master bedroom with large built-in wardrobe, ensuite, block out curtains and balcony access.
- One additional bedroom, one with built-in storage.
- Study overlooking courtyard.
- Modern kitchen with stone benchtops, Bianco stainless steel appliances, ample cupboard space and pantry.
- Bright and airy living, dining and kitchen areas with block out curtains.
- Stylish main bathroom with convenient European laundry and built-in dryer.
- Recently updated with new plush pile carpet and paint throughout.
- Reverse cycle heating and cooling in the living area.
- NBN with fibre to the premises.
- Balcony overlooking Barbara Jefferis Street.
- Two dedicated car spaces with additional storage cage in basement.
- Swimming pool and private BBQ areas within the complex.
- Conveniently located near Gungahlin Marketplace, nature parks and playgrounds, schools, the light rail and Flemington Road for easy access to the city.

**Statistics (all figures are approximate)**  
EER: 5.5  
Construction: 2012  
Units in complex: 120  
Total Living Area: 80m<sup>2</sup>  
Balcony Area: 8m<sup>2</sup>  
Body Corporate: \$1,200 per quarter  
Land Rates: \$372 per quarter  
Land Tax: \$455 per quarter  
Rental Appraisal: \$620 - \$650 per week