

# 4/289 Flemington Road, Franklin, ACT 2913

hugo.  
canberra

## Sold Apartment

Friday, 25 August 2023

4/289 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Hugo Mendez

**\$536,000**

To book a private inspection, please contact Hugo Mendez on 0421 349 916 or [hugo@hugocanberra.com.au](mailto:hugo@hugocanberra.com.au) Discover the pinnacle of comfort and convenience in this move in ready two-bedroom, two-bathroom apartment located on the ground floor of the Nexus complex. A perfect blend of style and practicality, this apartment offers open plan living, accentuating space and natural light. Relish the luxury of two generous bedrooms, both feature built-in robes, while the main bedroom boasts an ensuite for added convenience. The kitchen includes 600mm electric appliances, including a cooktop, rangehood, oven, and dishwasher. Stay comfortable year-round with a reverse cycle system in the living area. Step into your low-maintenance courtyard, great for relaxed outdoor living or dining and enjoy seamless connectivity with Fibre to the Premises NBN and the reassurance of two parking spaces. Located near local shops including Woolworths Metro plus a short walk to the Mapleton Avenue Light Rail Station as well as the local Franklin & Harrison Public Schools. Enjoy leisurely strolls in nearby playing fields and walking strips, everything is within reach. Vacant apartment, ready to move in or rent out. Ground floor, two-bedroom apartment. 6 star energy rating. Ensuite and main bathroom with combined laundry. Open plan living and dining area. Modern kitchen with electric cooktop and oven plus dishwasher and two pantry cupboards. Reverse cycle heating and cooling in the living area. High security with a Crimsafe screen on the front door and security screens on the sliding door and windows. NBN Connection, Fibre to the Premises. Two allocated car spaces. Storage cage located in the basement. Several visitor parking spaces. Audio intercom system. Garden courtyard with shed included. A short distance to the Franklin Woolworths & the Gungahlin Town Centre. Close to quality schools such as Franklin Early Childhood School, Harrison School, Burgmann Anglican School & Gungahlin College. A short walk to light rail stops and current bus stops on Flemington Road. Total size 85sqm, approx. Living size 63sqm, approx. Courtyard size 22sqm, approx. Body corporate \$941.15 per quarter, approx. Rates \$1705.70 per year, approx. Land tax \$2108.44 per year, approx.