

**41/303 Flemington Road, Franklin, ACT 2913**

**McIntyre**  
PROPERTY

**Apartment For Sale**

Thursday, 21 March 2024

41/303 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**



Scott Isaacs  
0422201027

**\$360,000 - \$399,000**

A fabulous one-bedroom apartment on the 3rd floor is available for sale . With An abundance of natural light this very welcoming apartment will tempt both first home buyers and investors alike. Currently vacant, this wonderful unit will not only tick all your boxes for needs and wants but will have you calling your broker or Bank before you even arrive at the property. Be quick here I would advise, otherwise you will unfortunately be in second place. Located in The Vista Apartments built just 12 years ago this top floor apartment is up two flights of stairs from street level and has fantastic North facing orientation to the surrounding hills and suburbs. Located on the tram line the level of convenience to go to either Gungahlin or the city is at your doorstep. Will this be your investment or your live in apartment. The appeal is there for you to choose. Featuring:- Secure building with security parking.- Open plan living, great sized kitchen with dishwasher and an abundance of cupboard and bench space. Being as it's a real sized kitchen - Generously sized bedroom with a bonus walk in robe- New Carpet / freshly painted- Reverse cycle air conditioning for year-round comfort - Excellent balcony space for entertaining being sun filled most of the day - Secure car space and storage cage- Close to schools, shops, cafes, restaurants and gyms- Walking distance to all the cost saving and convenience of the light rail Land Tax 503.33 per quarter Rates \$510.89 per quarter Body corp admin and sinking fund \$923.63 per quarter Built 2012 EER 6.0 stars Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.