

**46/235 Flemington Road Road, Franklin, ACT 2913**

WHITE RHINO 

## Apartment For Sale

Saturday, 17 February 2024

46/235 Flemington Road Road, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 68 m2**

**Type: Apartment**



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**\$449,000+**

If you are looking for a property this two bedroom, first floor apartment which occupies a private position, with views to the distant hills could be the one. Spacious in its design, with a good quality of finish and practical layout, it will appeal to discerning live-in owners and investors alike. 'Vierra' is located just moments from the Nullabor Avenue Light Rail stop and Franklin Woolworths, with easy transport links via Flemington Road into the City and Gungahlin Town Centre. The apartment itself boasts a spacious open-plan living, with great utilisation of space. With an all round north facing balcony also means you will get sheer amount of natural light, which is a big plus for both owner occupiers and tenancy. Whether you are an investor, a downsizer, or you want to rent it out now and live in later, this is a very unique opportunity not to be missed. Features:- Beautiful 2 bedroom apartment- Main bedroom with built-in wardrobe- Contemporary kitchen features stainless steel appliances, stone bench tops & ample storage- Light airy bathroom- European styled laundry with tumble dryer included- 2 secure underground car parks, storage and lift access to apartment- Reverse cycle heating and cooling- Video intercom and lift access to and from the basement and ground floor- NBN Connection- Internal size - 67.9M2- Balcony size - 21.5m2- Total area - 89.4m2- Vierra swimming pool, BBQ and common areas- Proximity to the Franklin Woolworths & the Gungahlin Town Centre- Proximity to great schools such as Franklin Early Childhood School, Harrison School, Burgmann Anglican School & Gungahlin College- EER: 6.0- Currently tenanted Outgoings: Strata: \$928 per quarter approx. General \$383: per quarter approx. Land Tax: \$469 per quarter approx. Don't miss this one it will sell quickly!