

47/311 Flemington Road, Franklin, ACT 2913

LUTON

Apartment For Sale

Friday, 15 March 2024

47/311 Flemington Road, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Adrian Giampietro
0261763420



Antonio Trajkoski
0405233828

\$380,000

Welcome to 311 Flemington Road Franklin. This easy-care apartment is positioned on the ground floor in the 'Synergy' complex located opposite light rail and only minutes away from Gungahlin shops. This contemporary floorplan is across one single level, where you will find the sleek kitchen, complete with stone benchtops, stainless steel appliances and high storage cupboards. The bright open plan living and dining room connects to the kitchen and front courtyard alike, making alfresco dining, entertaining, and relaxing at home a breeze. The Synergy development has a picturesque outdoor swimming pool perfect for the warmer days of summer, coupled with a shared BBQ and manicured gardens, a great spot to relax with friends on the weekends. Plus, your pets will feel right at home as Synergy is a pet friendly complex; they will have plenty of indoor and outdoor space to roam. Features:- Freshly painted, in immaculate condition- Ground floor apartment with two private courtyards- Single level floorplan- Secure basement carpark with storage- North-west aspect away from any roads- Numerous on site and off street visitor parking- In-ground swimming pool and BBQ area in the development for use by all residents- 10 minutes' walk to Gungahlin Town Centre- Development is on the light rail route with easy access to both Gungahlin and City town centres- Modern entertainers' kitchen features stone bench tops, stainless steel appliances - Open plan living and dining space with access to front courtyard through sliding glass doors- Pet friendly complex (subject to body corporate notification)- Vacant possession- Living Size: 56m²- Front Court Yard Size: 20m²- Rear Court Yard Size: 14m²- EER: 6 Stars- Rates: \$427.00 per quarter (approx.)- Land Tax: \$513.57 per quarter (approx. - if rented).- Body Corporate including sinking fund: \$1,285.20 per quarter (approx.)