

**48/329 Flemington Road, Franklin, ACT 2913**

LUTON

**Unit For Sale**

Sunday, 10 March 2024

48/329 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Adrian Giampietro  
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Antonio Trajkoski  
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**\$389,000 +**

Nestled in the dynamic Franklin area, this charming one-bedroom unit on the third floor offers an ideal location. The pristine property enjoys a supremely convenient setting, within walking distance of local schools and the light rail stop, and just a 4-minute drive to Gungahlin Shopping Centre. Boasting quality features, including a striking kitchen and large open plan dining and living this residence is part of a modern development. It is tailored to appeal to individuals seeking a low-maintenance lifestyle without sacrificing the essentials that matter in life. Features:- North facing- Excellent condition - Large open plan kitchen, dining and living- Reverse-cycle air-conditioning- Built-in-robos with mirror in the bedroom- Beautiful balcony and views- Allocated car port- Next to a light rail stop, easy access to the City- Moments from Gungahlin marketplace, shops, recreation & parks- Living Size: 58m<sup>2</sup>- Balcony Size: 9m<sup>2</sup>- EER: 6 Stars- Land Tax: \$461.75 per quarter(approx.)- Rates: \$363.75 per quarter (approx.)- Body Corporate including sinking funds: \$655 quarter(approx.)