

# 51/21 Christina Stead Street, Franklin, ACT 2913

The logo for STONE, featuring the word "STONE" in white capital letters inside a dark blue rectangular box with a white border.

## Sold Unit

Tuesday, 15 August 2023

51/21 Christina Stead Street, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Unit**

## Contact agent

Set in a stunning secure building known as 'Aamira' this luxury apartment is a modern haven of style, comfort and convenience. Boasting an abundance of natural light and sleek designer interiors, this superbly maintained residence is idyllic for first homebuyers, professionals or investors alike. The premier location is strolling distance to bus stops and vibrant Marketplace Gungahlin with the functional Light Rail. Features Overview:- North facing- Sold vacant possession, no tenancy in place- Single-level apartment on the 2nd floor- NBN connected with FTTP- Age: 10 years (built in 2013)- Units plan number: 4070- EER (Energy Efficiency Rating): 6 stars Development Information:- Name of development: Aamira- Number of buildings in development: 114- Strata management: Vantage Strata Sizes (Approx.):- Internal Living: 60 sqm- Balcony: 9 sqm- Total residence: 69 sqm Prices:- Strata Levies: \$940.78 per quarter- Rates: \$350 per quarter- Land Tax (Investors only): \$438 per quarter- Conservative rental estimate (unfurnished): \$430 - \$450 per week Inside:- North facing orientation floods the entire unit with light and ensures warmth throughout winter- Oversized open plan living area provides ample space- Bedroom with 2 large windows- Full-sized kitchen offers plenty of storage and bench space Outside:- Large north-facing balcony- Single car space in basement garage with storage cage Franklin is becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its proximity to the Light Rail system, with easy and direct access to the City Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.