

**54/303 Flemington Road, Franklin, ACT 2913**

**Apartment For Sale**

Tuesday, 21 November 2023

**Canberry.**

*Live Where You Love*

54/303 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



Mathew Kocic  
0261097280

## Offers Over \$365,000

Live where you love...Welcome to 54/303 Flemington Road, Franklin in the Vista complex! This charming apartment is now available for sale and offers a fantastic opportunity for first home buyers or investors. Located in the heart of Franklin, this apartment provides a perfect blend of comfort and convenience. Tucked around the corner, it feels like your own private abode while still offering easy access to all amenities. Step inside and be greeted by the open plan design that creates a spacious and inviting atmosphere. The top floor location allows for breathtaking views from the balcony, where you can enjoy looking through treetops from Mulligans flat to Black Mountain. The apartment features one bedroom, one bathroom, and one garage space. It also boasts modern amenities such as a dishwasher, built-in wardrobes, intercom system, split system heating and cooling, and a balcony. Living here means enjoying a convenient lifestyle with everything you need right at your doorstep. From your balcony, you can even catch sight of the light rail which can take you into Gungahlin Town Centre or straight into the city for an exciting night out. For first home buyers looking to enter the property market or investors seeking a great rental opportunity in an ideal location - this apartment has it all. Don't miss out on making this place your own! At a glance... - Offering the perfect blend of both comfort and convenience - Spacious open plan living, dining, and kitchen - Large bedroom with built-in wardrobe - East facing balcony with views from Mulligans fat to Black Mountain - Single secure car space with storage cage in front - Located on the light rail strip - A great opportunity in an ideal location Love The Location... - Within 5 minutes' drive to the Gungahlin Town Centre - Within 5 minutes' drive to the Franklin Shops - Within 7 minutes' walk to the light rail station - Within 22 minutes' drive to the Canberra CBD Property details... Living: 53.3sqm Balcony: 8.3sqm Total Build: 61.6sqm Built: 2012 EER: 6.0 Rates: \$344pq (approx.) Land Tax: \$399pq (approx.) Body Corporate: \$899pq (approx. both administration and sinking fund included) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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 to make further enquiries.