

55/311 Flemington Road, Franklin, ACT 2913



Apartment For Sale

Tuesday, 28 November 2023

55/311 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Jeff Shortland
0417483627

\$440,000+

55/311 Flemington Road is a superb two-bedroom apartment located within 150m of the Light Rail station. Gungahlin CBD 1.6km away. This North-facing apartment is located on the first floor of the 'Synergy' development and includes open plan living, balcony and a bathroom with Euro-laundry. The kitchen is quite functional and includes stone benches, dishwasher, electric cook top & oven. There's also a single secure car space. The apartment is superb, the location is exceptional and the convenience ideal. Whether you're an investor, first home buyer or downsizing, this is an excellent opportunity to secure a property in Gungahlin. Currently rented at \$500 per week until June 2024. At a glance: 'Synergy' apartments North facing Two-bedrooms Open plan living with floating timber floor Balcony with elevated views to the North Contemporary kitchen Stone benches Dishwasher Electric cooktop & oven Single bathroom Euro-style laundry + clothes dryer RCAC split system NBN (fttp) Secure car space Living: 60 sq/m Balcony: 8 sq/m 150m to Light Rail 1.1 km to Harrison School 1.4 km to Gungahlin CBD 8 km to UC 10 km Canberra City Synergy amenities: Shared BBQ area Swimming pool Visitor parking To be confirmed: Rates \$1800 pa Land Tax \$2400 pa Strata: \$3400 pa