

57/235 Flemington Road, Franklin, ACT 2913



Apartment For Sale

Tuesday, 12 March 2024

57/235 Flemington Road, Franklin, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Yubi Baral

0261828526

\$549,999+

Welcome to the epitome of modern living! Nestled in the heart of Franklin, this remarkable three-bedroom open-plan living apartment is a true urban gem waiting to be discovered. Boasting sleek design, spacious interiors, and a prime location, this residence offers an unparalleled lifestyle experience.

Key Features:

- 3 generous-sized bedrooms with a walk-in robe & en suite, 2 bathrooms and 2 car spaces
- Casual open-plan living areas and formal dining/lounge rooms.
- Modern kitchen appliances, induction cooktop, dishwasher
- Ducted reverse-cycle heating and cooling
- European-style laundry that includes a dryer
- LED energy-saving downlights throughout
- Floor-to-ceiling tiles in the bathrooms
- In close proximity to Harrison Public School, childcare centres, restaurants, cafes, medical centres, and to Gungahlin Town Centre.
- NBN Availability: Fibre to the premises (FTTP)

Convenience at your doorstep with Franklin shops just a minute's walk away. The nearest light rail stop is within easy reach, making the daily commute a breeze. Short drive to Gungahlin town centre and Canberra Centre for vibrant city experiences.

Property Attributes: Block: 2 Section: 33 Year Built: 2017 Internal living size: 101 sqm approx. External: 9 sqm approx. Plus 2 car spaces with lockable storage cage

Outgoings (Approx.): Rates: \$361.65 per quarter Body Corporate: \$1320 plus sinking fund levy per quarter Potential Rent: \$650-680 per week Land Tax: Only if when rented

Don't Miss Out! Register your interest today and present your best offer. For more information or to learn more about this property please call Yubi Baral 0452 646 746

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Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.