

59/301 Flemington Road, Franklin, ACT 2913

LUTON

Unit For Sale

Saturday, 9 December 2023

59/301 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 73 m2

Type: Unit



Melissa Von Der Burg
0261763448



Gabbi Kalthofen
0261763448

Forthcoming Auction - Guide \$530K

Perfectly situated with a leafy outlook, this exceptional second floor, corner apartment offers convenient living. Featuring two bedrooms, the master with its own ensuite, the residence airy and light-filled, creating a vibrant atmosphere complemented by excellent airflow throughout. The modern kitchen seamlessly connects to the air-conditioned combined lounge and dining area, extending to generously sized leafy balcony for a seamless indoor-outdoor experience. The master bedroom boasts its own walk-in robe and private ensuite, with the second bedroom being a great size and offering a built-in robe. Safety and security are paramount, with intercom access seamlessly connecting the foyer to the underground parking area. Well-maintained, the apartment showcases a tidy interior with brand new dishwasher and dryer already installed. Commute effortlessly to the city and Gungahlin via the nearby tram stop, just a short stroll from your doorstep. Enjoy the convenience of a range of shops catering to your every need, situated just down the road. The property is currently vacant and ready for immediate occupancy.

Key Features: 2 Bedrooms | 2 Bathrooms | 2 Secure Car Spaces
Two-bedroom, two-bathroom second floor apartment
Walk-in robe and built-in robe in each respective bedroom
Tiled entry
Combined kitchen, lounge and dining area
Intercom access for added security
Modern kitchen with electric appliances, underbench oven, breakfast bar, dishwasher, and pantry
European-styled laundry
Large wrap-around balcony with leafy private outlook
Air conditioning/heating for comfort
Undercover, secure parking
Excellent condition, with new dishwasher and dryer installed
Living size: 73m²
Body Corporate: \$3,790 pa approx.
Rates: \$1,612 pa approx.
Year of construction: 2013
EER: 5.5 Stars
Suburb Snapshot: Peaceful Franklin offers a relaxed family lifestyle, with a good mix of houses, townhouses and apartments. Take the kids to the brand new Franklin recreational park with facilities for all ages, run, walk or cycle around Franklin pond or through the several nature reserves or hop on the light rail to whisk you into the city. There are plenty of schools within walking distance and the local shops include several eateries, a bike shop, a well-stocked Woollies and even a frozen custard joint for when cravings hit. Meanwhile the busy hub of Gungahlin Town Centre is just five minutes up the road.

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.