

**61/75 Elizabeth Jolley Crescent, Franklin, ACT 2913**

**Canberry.**

*Live Where You Love*

**Apartment For Sale**

Tuesday, 19 September 2023

61/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Shan Gao  
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**\$479,900**

What you will love...Situated on the ground floor of the highly sought after 'Mosaic' complex is this spacious 2 bedroom, 2 bathrooms 1 parking modern apartment. Just a short stroll to the light rail and the Gungahlin Town Centre, you've got everything you need within minutes. From the first moment you first step inside this apartment, you will instantly feel this one isn't like the rest. You walk first into the spacious kitchen, with large amounts of cupboards, plenty of bench space and quality appliances. Opening to the living and dining area where you can sit and unwind at the end of the day or step out to the spacious courtyard and enjoy your morning coffee. Light and sunny, the generously sized master bedroom comes complete with walk through robe, modern ensuite and direct access to the courtyard. The second bedroom comes with easy access to the main bathroom, which set this property apart from others in its category. Combining space, quality inclusions and locations, this apartment has it all. Inspect this weekend to find a home where you can live where you love.

At a glance... - Ground floor apartment- Spacious courtyard- New Laminate flooring - The kitchen is set up with modern stainless-steel appliances and bulk storage on offer, and overlooks the home's living area- A large and functional living space, perfect for both family time and entertaining as it flows out onto the courtyard- Two generously sized bedrooms- Master with ensuite & walk through robe- Bedroom two with easy access to the main bathroom- Split system air conditioner- Access to the courtyard from living areas and master bedroom- Basement car park- Basement storage cage

Love the location...- Within 1 minute's walk to Elizabeth Jolley Crescent Playground- Within 3 minutes' walk to the light rail station- Within 11 minutes' walk to the Gungahlin Town Centre- Within 13 minutes' drive to the Canberra CBD

Property details...Living: 64sqm (approx)Courtyard: 25sqm (approx)EER: 5.5Rates: \$425pq (approx.)Land Tax: \$523pq (approx. Investors only)Body Corporate: \$728pq (approx. both administration and sinking fund included)Year Built: 2011Disclaimer: 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.