

68/311 Flemington Road, Franklin, ACT 2913

Sold Apartment

Sunday, 13 August 2023

Canberry.

Live Where You Love

68/311 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m²

Type: Apartment

\$434,000

Inspection By Appointment. Please contact Bob at 0405217036 or bob@canberryproperties.com.au An enviable opportunity presents itself here in this charming two-bedroom residence located in the popular 'Synergy' development just moments from the light rail. Vacant and ready to move into, create your ideal lifestyle built around peace and comfort and enjoy the added benefits of new carpets and freshly painted. The northern aspect of the home also ensures there is plenty of natural light throughout the day. Ideal for any live-in owner looking to take advantage of this location, first home buyer looking to enter the market, or the astute investor seeking to add to their portfolio, this property is sure to tick all the boxes and more. Internally, the layout has been well designed to cater to your lifestyle with plenty of space to spread out and relax in comfort. Extend your living out onto the generous balcony that allows you to relax quietly outside or entertaining friends and family admiring the northern aspect. The kitchen is well positioned and offers a practical layout to cook all your homemade meals to perfection. Complete with 20mm stone benchtops, Blanco stainless steel appliances, Blanco dishwasher and plenty of bench and cupboard space, this kitchen is sure to make for simple and easy meal preparation. Positioned to the quiet side of the residence both bedrooms resonate a peaceful setting to come home to and relax. The main bedroom offers you a well-sized space with a built-in robe, whilst the second bedroom offers you the flexible options to convert into a home office/study room for those working from home. The bathroom is also well-appointed with full height tiling, designer fittings and fixtures and a European style laundry with a clothes dryer. The communal facilities in the complex include outdoor BBQ area and swimming pool provide the appealing options to socialise with friends and family or for a relaxing swim. The Gungahlin Town Centre is just moments away and filled with a selection of restaurants, cafes and shopping venues. Light Rail stop in 2 minutes walk also offers the convenient options to travel into the Dickson, Braddon and City precincts. Summary of features: Northern aspect with plenty of natural light throughout Freshly painted & New carpets Spacious open plan living area & generous balcony for outdoor relaxation Practical kitchen layout with 20mm stone benchtops Blanco stainless steel appliances & dishwasher Main bedroom with mirrored sliding wardrobes Bedroom 2/home office or study room Well-sized bathroom with full height tiling & designer fittings European style laundry inside the bathroom Reverse cycle air-conditioning Intercom access NBN connection (fibre to the premises) Basement secured car parking with a storage cage Communal swimming pool & BBQ area 2 minutes walk to light rail station 1km to Gungahlin Town Centre 2km to Franklin Woolworths & Harrison Public School Key Figures: Living area: 61m² Balcony: 8m² Rates: \$406 p.q. Land tax (investor's only): \$490 p.q. Strata: \$931 p.q. EER: 6