

**74/75 Elizabeth Jolley Crescent, Franklin, ACT 2913**  **LJ Hooker**

## Unit For Sale

Thursday, 4 April 2024

74/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 52 m2**

**Type: Unit**



Jake Bunday  
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**\$375,000+**

Auction, Wed 24th April at 6pm at LJ Hooker Canberra City Office Perfectly placed, mosaic' is the closest Franklin complex to the Gungahlin town centre and offers great opportunity for first home buyers and investors alike. Step inside and be drawn in by the open and airy layout, designed to maximize both space and functionality. The spacious living area provides a versatile canvas for your personal style and accommodates various furniture arrangements. The bedroom offers a peaceful space that offers privacy and relaxation. Wake up to the gentle glow of the sun and immerse yourself in the soothing ambiance of the surrounding nature. The well-appointed bathroom provides ample space for the laundry appliances. The sleek and modern kitchen boasts contemporary finishes, ample cabinetry, and high-quality appliances. This apartment also comes with the added convenience of a dedicated car spot, ensuring that your vehicle is secure and has a storage cage. Additionally, residents of this complex enjoy access amenities including a communal garden with BBQ's and seating areas. You'll have everything at your fingertips but not have to be in the thick of the Gungahlin CBD. From trendy cafes to convenient light rail right at your door stop. Enjoy leisurely strolls through the nearby parklands, soak up the beauty of the surrounding nature.

- Neatly presented one-bedroom, ground floor apartment-
- Light filled living dining and kitchen space-
- No sharing walls with neighbours-
- Stone benchtops, electric cooking, stainless steel appliances and dryer to the laundry-
- Master bedroom with built in robe and access to balcony-
- Reverse cycle split system to living area -
- NBN Connected-
- One allocated car space with storage facility-
- 2 minute walk to Manning Clark light rail station-
- 3 minute drive to Gungahlin town centre-
- 5 minute drive to Franklin shops

Other stats  
Living Size: 52 sqm  
External: 18 sqm  
Rates: \$418.00  
approx EER: 6