

76/311 Flemington Road, Franklin, ACT 2913

STONE

Apartment For Sale

Thursday, 6 June 2024

76/311 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



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\$435,000+

Settle into this charming 2-bedroom apartment, perfectly designed for comfortable living just moments from the Gungahlin Town Centre. Featuring a sunlit, north-facing living area and balcony, this residence offers a welcoming atmosphere that is both practical and inviting, ideal for those seeking a balanced lifestyle in Northern Canberra. As you enter, you're welcomed into a bright and airy living-dining space that benefits from an abundance of natural light throughout the day. The north-facing balcony extends from this area, providing a perfect spot for morning coffee or evening relaxation while enjoying the surrounding views. Your modern, functional kitchen is designed to meet all your culinary needs, ensuring meal preparation is both efficient and enjoyable for every occasion. Convenience is a hallmark of this location, with shops, restaurants, and transport options just moments away. The well-proportioned bedrooms offer ample storage space, while your bathroom and compact European laundry enhance the apartment's practicality. Embrace the ease of living in this well-appointed home, where everything you need is at your doorstep, offering a seamless blend of comfort and convenience in the heart of Gungahlin.

Features Overview:

- Second floor apartment
- North facing balcony
- Single level floorplan
- Located a short drive into Gungahlin Town Centre and the Franklin-Harrison shops for shops, restaurants, schools, transport options and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 12 years (built in 2012)
- EER (Energy Efficiency Rating): 6.0 Stars
- Sizes (Approx.): Internal Living: 61 sqm - Balcony: 8 sqm - Total residence: 69 sqm - Car space: 14 sqm - Basement storeroom: 4.2 sqm

Prices:

- Strata levies/Community title: \$1,319.03 per quarter
- Rates: \$365.94 per quarter, approx.
- Land tax (Investors only): \$465.89 per quarter, approx.

Inside:

- Brand new carpet throughout
- Parallel kitchen layout with stone benchtops and dishwasher
- North-facing living-dining area
- New LED lighting in bathroom
- New oven
- Split system air conditioning in living room
- Ceiling fan in master bedroom
- Views of nature reserve from both bedrooms
- Compact laundry space

Outside:

- North-facing balcony
- 400m to Manning Clark North Light Rail Station
- Within walking distance of Heritage Park and Franklin Wetlands
- 4.2 sqm basement storeroom space

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

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