

77/51 Nullarbor Avenue, Franklin, ACT 2913

LUTON

Sold Apartment

Friday, 11 August 2023

77/51 Nullarbor Avenue, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Corbin Eslick
0493086865

\$380,000

This 54m² (approx.) delightful, light-filled apartment is sure to be appealing to first home buyers and savvy investors alike. In a superbly convenient location on Nullarbor Avenue, the apartment has the local shopping centre literally on its doorstep! Situated on the second floor, above the local shops and ideal for all your daily needs, if you can't find what you want at the local shops, Nullarbor Avenue Light Rail Station is opposite to take you into either Gungahlin Town Centre or Canberra City shops and offices. Opening into a spacious open plan living area with direct access onto a large balcony, the apartment's highly functional kitchen features a dishwasher, electric cook top and oven and plenty of bench space to prepare meals, as well as ample storage. The well sized bedroom has a built-in wardrobe. A European laundry is discretely tucked away at the end of the hall. For your convenience, an allocated car spot is situated in the basement, from where there is direct lift access to the second floor. Turn-key ready for new owners to simply move in and enjoy, investors will also appreciate the convenient location and a current weekly rental appraisal of \$450-\$480 per week. Close to main transport routes, Harrison and Franklin public schools are only a short walk away. The Franklin Pond and Playground are nearby as well as a medical centre, restaurants, and bike paths. This modern apartment offers an exciting lifestyle in a convenient location. Seize the opportunity and discover the lifestyle benefits for yourself. Features: Vacant Allocated car park in basement Lift access 1 bedroom 1 bathroom Large balcony European laundry Linen cupboard Shops, schools, parks & oval close by Opposite Nullarbor Avenue light rail stop Approximately 10 minutes ride to the city centre Property Features Construction: 2016 EER: 6 Stars Land Tax: \$406.46 approx p.q Rates: \$349.00 approx. p.q Strata fees: \$711 approx p.q Rental Appraisal: \$450- \$480/Week