

87/235 Flemington Road, Franklin, ACT 2913

LUTON

Townhouse For Sale

Wednesday, 17 January 2024

87/235 Flemington Road, Franklin, ACT 2913

Bedrooms: 3

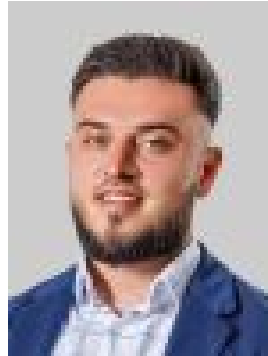
Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$649,000+

Are you a prospective first-time homebuyer entering the property market or an investor seeking an outstanding opportunity in a prime location? Look no further than this Townhouse in Franklin. This exceptional sunlit townhouse, featuring three bedrooms spread over two levels, is tailored for contemporary living, offering both convenience and comfort. Ideally situated in the sought-after suburb of Franklin, the residence is just moments away from the Franklin Shops, light rail station, schools, childcare centers, restaurants, bars, cafes, a medical center, public transport, Gungahlin Town Centre, and multiple supermarkets. Upon entering, you are greeted by a private, low-maintenance courtyard leading up to the front door, which opens into your family and dining area. Following onto the modern kitchen, which boasts quality appliances, including an electric cooktop, oven, range hood, fridge space, dishwasher, microwave space, and an island stone bench that comfortably seats three people, providing a superior preparation area. The kitchen is adorned with a tiled backsplash and a serving area with ample storage. The open-plan area extends to a well-appointed bedroom and an outdoor courtyard for entertaining. All amenities are easily accessible from the bedroom and through a back door. Additional storage space is cleverly incorporated under the staircase, featuring a lockable door. Moving on to the second floor, both bedrooms are generously sized and equipped with built-in robes. The master bedroom includes an ensuite, while the main bathroom offers a shower, toilet, and laundry facilities. - Two-way access- Open-plan living & dining area- Three well sized bedrooms- 2.5 Bathrooms- Modern & spacious kitchen with stainless steel appliances including electric-cooktop, oven, stone benches, range hood, large fridge space, and dishwasher.- Master bedroom with ensuite and all the bedrooms feature built-in wardrobes.- The laundry is located in the main bathroom upstairs- Good size linen cupboard- In ground Swimming pool- Undercover carpark with storage- Fully enclosed front yard off the living area, which is very private for entertaining- A second enclosed courtyard off the bedroom- Extra visitors' car space at the front- Near school, childcare centers, restaurants, cafes, medical centers. Features:- Rates: \$364.25 per quarter- Land Tax: \$463.75 per quarter (only if tenanted)- Currently tenanted for \$730 per week (till 19/02/2024)- EER: 6 Star