

88/235 Flemington Road, Franklin, ACT 2913



Sold Apartment

Saturday, 12 August 2023

88/235 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Tom Grenfell
0432383753

Contact agent

Modern and Spacious 2 Bedroom Townhouse at 'Vierra' in Franklin, Canberra! Have the chance to turn key into your new home in the heart of Franklin. Very motivated seller and competitive value! This townhouse presents an incredible opportunity for first-time buyers, downsizers, or investors seeking a modern and low-maintenance lifestyle. With its fantastic location, contemporary features, and comfortable living spaces, this property is not to be missed. As you step inside, you'll be greeted by a spacious and inviting open-concept layout. The well-appointed kitchen features modern appliances and ample cabinet space. The townhouse comprises two generously sized bedrooms on the upper level, each offering a peaceful retreat. The bathrooms showcase contemporary fixtures and finishes. The award-winning 'Vierra' complex offers a sparkling pool and BBQ area for residents to enjoy, all situated on Flemington Road in the sought-after suburb of Franklin, you'll enjoy easy access to local amenities, including shops, schools, parks, and public transport options. The nearby Gungahlin Town Centre offers a range of retail, dining, and entertainment options. Contact us today to arrange a private inspection and secure your dream townhouse in Franklin, Canberra!

Key Features:- Spacious open-concept layout- Well-appointed kitchen with sleek appliances and ample storage space- Inviting living room, ideal for relaxation or entertaining guests- Thermal, top down and bottom up honeycomb blinds downstairs- Two generous bedrooms with ample closet space for your convenience- Modern bathroom with elegant fixtures and a refreshing atmosphere- Private outdoor area, perfect for enjoying a morning coffee or hosting outdoor gatherings- Dedicated parking space for your convenience- 3 point security screen door on the front. - Lockwood 001s fitted front and back doors.- Lower the blind downstairs for privacy, have the door open with the security door shut and enjoy the airflow!

Property Address: 88/235 Flemington Road, Franklin, Canberra. Living space: 95m² Courtyard 14m². Strata Fees: \$1144 per quarter (approx.) Rates: \$350 per quarter (approx.) Land Tax: \$453 per quarter (approx.) Current rental appraisal: \$590 - \$610 per week (approx.) EER: 6.0 stars