

**89/235 Flemington Road, Franklin, ACT 2913**



**Townhouse For Sale**

Tuesday, 21 November 2023

89/235 Flemington Road, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Yubi Baral

**\$629,999+**

Are you a first home buyer getting into the property market or looking for a great investment opportunity in an excellent location? Then, this Townhouse in Franklin is not to be missed. A very special sun-filled three-bedroom two-level townhouse is ideal for quality modern living with convenience and comfort. Ideally positioned in the popular suburb of Franklin and just moments from the nearby Franklin Shops, light rail station, proximity to School and childcare centre, restaurants, bars, cafes, medical centre, public transport, the Gungahlin Town centre and multiple supermarkets. Freshly painted family home will impress from the moment you enter, smartly designed to make the best use of all available space and light, this property is one you will want to call your forever home.

Ground level: When you first walk into this lovely home, the entrance opens to a private low-maintenance courtyard that leads to the front door. This area incorporates the family and dining area. The modern kitchen offers quality kitchen appliances including an electric cooktop, oven, range hood, fridge space, dishwasher, microwave space, and an island stone bench that comfortably seats three people with a superior preparation area; tiled backsplash, and serving area with ample storage. The open-plan area leads to the well-appointed bedroom and a courtyard for outdoor entertainment. All amenities are accessible from the bedroom as well as from a back door. There is an extra space under the staircase for storage with a lockable door. Upstairs, both bedrooms are generously sized and equipped with built-in robes. The master bedroom offers an ensuite. The main bathroom offers a shower, a toilet and a laundry. Key features:

- Well looked after by the current owners
- Freshly painted
- Two-way access
- Large open-plan living & dining area
- Three spacious 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.
- Main Bathroom with large shower plus a toilet
- Split system in the master bedroom and the living area for cooling & heating
- The laundry is located in the main bathroom upstairs
- Modern bathroom with floor-to-ceiling tiles
- Under-stairs storage
- Good size linen cupboard
- Block out blinds
- In ground Swimming pool
- NBN connected
- 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
- NBN Ready
- Near School, childcare centres, restaurants, cafes, medical centres
- Rental estimate: \$650 pw
- Location: • Light rail and Bus stop are right out your doorstep
- Short trip to Gungahlin or Canberra city via light rail
- Just minutes away from the nearby Franklin Shops, proximity to School and childcare centre, restaurants, bars, cafes, medical centre, public transport, the Gungahlin Town Centre, and multiple supermarkets.

Property attributes: (Approx) Year Built 2017 Residence: 110 sqm (Approx) Plus courtyards, carpark and storage Outgoings: Approx. Rate: \$418.55 pq Land Tax: \$550 pq (Only if rented) Body Corporate: \$1393.00 pq

For more information or to learn more about this property please contact Yubi Baral on 0452 646 746. The images shown are for illustration purposes only and may not be an exact representation of the product.

Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.