

94/235 Flemington Road, Franklin, ACT 2913

LUTON

Apartment For Sale

Tuesday, 21 November 2023

94/235 Flemington Road, Franklin, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 100 m2

Type: Apartment



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\$530,000

Over two floors, this 100m² (approx.), light-filled, two-bedroom apartment is sure to attract first home buyers, professionals, and savvy investors alike. The stylish and spacious apartment is situated on the second floor and conveniently located with local shops, cafes, and Woolworths nearby - and if you can't find what you want at the local shops, Nullabor 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 north-easterly facing balcony, the apartment's highly functional kitchen features a dishwasher, electric cooktop, and oven and plenty of bench space to prepare meals, as well as ample storage. A powder room is on this level as well. Upstairs is the master bedroom complete with built in wardrobes and ensuite with a stunning view of the mountain ranges. There is a second bathroom and bedroom on this level. The second bedroom boasts with floor to ceiling windows providing ample light and built-in wardrobes. A European laundry is discretely tucked away on the first floor. For your convenience, two allocated car spots are situated in the basement, as well as a secure storage cage. 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 \$500-\$550 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 benefits for yourself. Features: 100m² approx. living area over two floors 2 allocated car parks in basement 2 bedrooms 2 bathrooms and power room on the first floor Large balcony European laundry Linen cupboard Swimming pool for residence to enjoy BBQ and undercover entertaining area for residence to enjoy Freshly painted Shops, schools, parks & oval close by Opposite Nullabor Avenue light rail stop Approximately 10 minutes ride to the city centre Property Features Construction: 2017 EER: 6 Stars Rates: \$415 approx. p.q Strata fees: \$1,277.18 approx p.q Rental Appraisal: \$500- \$500/Week