

**95/235 Flemington Road, Franklin, ACT 2913**



**Sold Apartment**

Tuesday, 19 September 2023

95/235 Flemington Road, Franklin, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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Yubi Baral

**\$500,000**

Nestled in the heart of the Franklin, we're excited to introduce you to a true urban gem- our remarkable three-bedroom loft style apartment. This exquisite living space is a rare find in the area and it promises to refine your expectation of modern city living. Unmatched spaciousness and design With a generous 110 sqm of internal space this apartment exudes a sense of grandeur that's accentuated by its lofty 3-metre-high ceiling. With a panoramic view from its privileged corner location, this apartment is a testament to sophistication and style. Spacious Retreat with Stunning views: The expansive open kitchen and living area seamlessly connect to a northeast-facing balcony offering a perfect setting for entertaining guests. This apartment boasts three bedrooms each thoughtfully designed to provide both comfort and beautiful vistas of the surrounding area. Modern amenities and Stylish design Contemporary kitchen featuring stainless steel appliances, including a Bosch induction cooktop, oven, range hood, and dishwasher series 5. The stone benchtops and stylish splash-back tiles add an element of luxury to your daily culinary adventures. The apartment is designed for your convenience with a European-style laundry that includes a dryer. The bathrooms are adorned with floor-to-ceiling tiles, exuding a sense of opulence. Prime Location Convenience is at your doorstep, with Franklin shops just a minute's walk away and the nearest light rail stop within easy reach. The nearest light rail stop is conveniently close, making your daily commute a breeze. Moreover, a short 4-minute drive will take you to Gungahlin town centre, and a 15-minute drive leads you to the vibrant Canberra Centre. It's just not a place to live, it's a statement of sophisticated city living. Don't miss your opportunity to make it yours. Schedule a viewing today and step into a world of urban elegance that awaits you. Priced to sell quickly. All genuine offers are considered. Key Features: • 3 generous-sized bedrooms with a walk-in robe & en suite, 2.5 bathrooms and 2 car spaces • Casual open-plan living areas and formal dining/lounge rooms. • Modern kitchen appliances, induction cooktop, dishwasher • Ducted reverse-cycle heating and cooling • European-style laundry that includes a dryer • LED energy-saving downlights throughout • Floor-to-ceiling tiles in the bathrooms • In close proximity to Harrison Public School, childcare centres, restaurants, cafes, medical centres, and to Gungahlin Town Centre. • NBN Availability: Fibre to the premises (FTTP) Property Attributes: Block: 2 Section :33 Year Built :2017 Internal living size 110 sqm External 10 sqm approx. Plus 2 car space with lockable storage cage Outgoings: Approx. Rates \$350 per quarter approx. Body Corporate \$1250 per quarter approx. Water: \$186.77 (Supply Charges) Potential Rent: \$650 per week For more information or to learn more about this property please contact Ajay Mehta at 0414 685 011 and 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.