# 16/307 Flemington Rd, Franklin, ACT, 2913
## Apartment For Sale

**Thursday, 18 July 2024**

**16/307 Flemington Rd, Franklin, ACT, 2913**

**Bedrooms: 1**          **Bathrooms: 1**          **Parkings: 2**          **Type: Apartment**

**One Beddie Beauty!**

Located in the 'Vista' complex, This one bedroom apartment has the perfect blend of convenience and style without compromising on space. Boasting floating timber floors and an open plan living area that extends to a covered, north-facing courtyard, you will have tonnes of natural light throughout the day.

The full-sized kitchen is equipped with ample storage and stainless steel appliances, including a dishwasher. The bedroom is generously sized and uniquely features a walk-in robe, adding to the spacious feel and making storage easy. Boasting not one but two car spaces, along with two storage cages, you have the rare benefit of this unusual combination.

With the light rail just moments from your doorstep, daily convenience is at your fingertips. You can enjoy all the benefits of being conveniently positioned in Franklin. With local shops, cafes, parks, and great schools all within walking distance, this location offers you complete convenience.

Features:
• Open plan living and dining area
• North facing aspect
• Private courtyard
• Full size kitchen with stone benchtop, stainless steel appliances and ample storage
• Large bedroom with walk in robe
• Reverse cycle heating and cooling
• Light rail on your doorstep
• Secure basement parking space & carport at your back door
• Two Storage cages
• Short walk to Gungahlin Town Centre

Stats:
Living: 53m2
Courtyard: 24m2
EER: 6
Body Corp: $3,651 pa (approx)

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