

**25/311 Flemington Rd, Franklin, ACT, 2913**



**Apartment For Sale**

Thursday, 18 July 2024

25/311 Flemington Rd, Franklin, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Light-filled Corner Apartment with Parkland Views !

Set on the top floor with amazing views, this spacious apartment is located at a short stroll to the Light-rail stop. There are three main things which stand out about this apartment.

The first is the natural light. Set on the top floor, there are no balconies above, which means this apartment has a little more light than those on the levels below. The windows of the apartment face East, South and West. So, unlike some apartments which are basically tunnels, here there is wrap-around daylight to enjoy.

The second stand-out thing is the pleasant outlook. The main bedroom has a leafy outlook and enjoys an expansive view of the distant Brindabella Range in Winter, while the kitchen enjoys a view of the greenery on the nearby hilltop park.

The third stand-out is the separation from Neighbours enjoyed by this apartment. No neighbours above, and no neighbours on three out of the four sides. In fact, there are very few shared walls, so one does not get that feeling of being boxed-in, which comes with many other apartments.

This apartment is wired for connectivity. There is a Foxtel outlet in the master bedroom as well as the lounge room. Both bedrooms have ethernet wall plates and several power points, which make either of these rooms perfect if you wanted to set up one of them as a home office or gaming room. Plus there are coaxial connections to the TV antenna on both sides of the apartment, so that you have the option of watching telly in the lounge room or watching telly in bed.

Cooks are likely to be quite happy here. A couple of kitchen windows bring in plenty of natural light. There is plenty of bench space, a large fridge alcove, a generous-sized pantry, and dual sinks.

There are a couple of elegant touches to this apartment. This includes some glass feature tiles incorporated into the kitchen splashback, and the same glass feature tiles can be found running floor-to-ceiling in both the bathroom and the ensuite. The stone benchtops in the kitchen also have their echo on the stone vanity tops in the bathroom and the ensuite.

There is a Toshiba air conditioner for those who enjoy the creature comforts of electric heating and cooling. But, the windows and flyscreens on three sides of the apartment will be perfect for those who appreciate some nice cross-flow ventilation. For those who enjoy being outside in the fresh-air, there is a large balcony with a pergola and glass balustrade. Plus, you can invite the whole team over sometimes, and enjoy the swimming pool and communal barbecues downstairs within the inner courtyard of this apartment complex.

This apartment comes with two, secure car spaces. One is above-ground in a gated parking lot, and one is below-ground and out of the weather. There is an extra-large storage cage downstairs. Upstairs, the storage is pretty good as well. There is a linen closet, a hallway closet for coats, and two mirrored built-in robes with plenty of hanging space in the master.

The window treatments are practical. Sheer curtains and drapes in the lounge room, and roller blinds throughout the rest of the apartment. There is room in the laundry for a large washing machine. The main washroom is quite spacious. Both washrooms have floor-to-ceiling wall tiles, large mirrors and wall-mounted hand-held shower heads with flexible stainless steel hoses for those who occasionally enjoy some total shower indulgence.

If you are coming to an open-for-inspection, please come to the entrance on Barbara Jefferis Street. Early inspection is recommended, to avoid disappointment.

Property Features Include:

- German-made kitchen appliances
- Fisher & Paykel clothes dryer
- Toshiba heating & cooling

- Euro-laundry
- Dishwasher
- Intercom

For a brochure and viewing, contact us today before missing out on this one.