

25/75 Elizabeth Jolley Crescent, Franklin, ACT 2913



Apartment For Sale

Monday, 8 July 2024

25/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Apartment



Jun Xu

0261018474

\$415,000

Welcome to your newly renovated sanctuary, where contemporary elegance meets unmatched comfort. Nestled in a serene, tranquil neighbourhood, this ground floor apartment offers an unparalleled lifestyle, mere minutes from the vibrant heart of Gungahlin Marketplace and the lush expanse of Mulanggari Grasslands Nature Reserve and Gubur Dhaura Heritage Park. As you step inside, you'll be greeted by the fresh ambiance of newly painted walls and the warmth of newly installed carpet to bedroom and hybrid timber floors throughout. The open-plan kitchen is a chef's delight, featuring high-end appliances including a dishwasher, oven, and induction cooktop, making meal preparation a joyous experience. New tapware throughout and new shower screen. This apartment's design embraces the indoor-outdoor lifestyle, boasting two private, low-maintenance and secured courtyards perfect for entertaining or enjoying a quiet moment. Generous, sun-drenched living areas invite natural light to flow through, enhancing the airy, spacious feel of the home. Excellent ventilation ensures a comfortable living environment year-round. Convenience is at your doorstep with public transportation options, including the light rail station, just steps away. Secure underground parking with a storage cage provides additional peace of mind. Public parking is also available just meters away for your guests' convenience.

Features:- Residence: 56m² internal living- Recently renovated: Carpet, hybrid flooring, curtains, and painted throughout- High-End Appliances: Dishwasher, oven, range-hood, and induction cooktop- Security: Sliding aluminium security doors- Outdoor Living: Two private, low-maintenance courtyards, totalling 25m²- Generous Living Spaces: Sun-drenched areas with excellent ventilation- Secure Parking: Underground designated parking area with a 6m² storage cage- Convenient Location: Light rail station on the doorstep, minutes to Gungahlin Marketplace- Nature Nearby: Close to Mulanggari Grasslands Nature Reserve, Gubur Dhaura Heritage Park- Lease Potential: \$450/week (subject to market condition)- EER: 6.0Particulars (all approx.):Rates: \$418/quarterWater: \$187/quarterLand Tax: \$504/quarterLevy: \$979/quarterDISCLAIMERWe have obtained all information provided here from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects.