

**26/75 Elizabeth Jolley Crescent, Franklin, ACT 2913**

STONE

## Apartment For Sale

Wednesday, 3 July 2024

26/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



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**\$375,000 - \$395,000**

Claim your lifestyle of effortless comfort and convenience with this bright apartment in the vibrant area of Franklin in Northern Canberra. Featuring a North-facing living-dining area, welcome yourself into an abundant natural light, creating a warm and inviting atmosphere for you throughout the day. With a contemporary style, this space is readily available for you to furnish exactly to your liking and adapts to your needs for every occasion - from work, leisure and entertainment. With its open and practical layout, 26/75 Elizabeth Jolley Crescent has all your amenities at your fingertips. The thoughtfully designed U-shaped kitchen makes meal preparation a pleasure, and your European laundry tucked away nearby ensures that your everyday routine is seamlessly integrated into your living space. Experience a life of convenience with the a light rail station on your doorstep. Only a quick trip into Gungahlin Town Centre and Franklin-Harrison's shops, residents have easy access to all the shops, restaurants, cafes, schools, transport and amenities of surrounding areas. With all the nature reserves and lakes nearby, enjoy the harmonious balance of convenience and comfort that this vibrant yet peaceful region of Gungahlin has to offer.

**Features Overview:-** North facing- Single level floorplan- NBN connected with Fibre to the Premises (FTTP)- Age: 13 years (built in 2011)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 49 sqm- Balcony: 9 sqm- Total residence: 58 sqm

**Prices:-** Strata levies/Community title: \$968 per quarter- Rates: \$363.21 per quarter, approx.- Land Tax (Investors only): \$460.97 per quarter, approx.

**Inside:-** North-facing living-dining area for plenty of natural light throughout the day- U-shaped kitchen layout- European laundry space- Ample storage space throughout- Reverse cycle heating and cooling to living area

**Outside:-** Apartment-wide balcony space from living area- Allocated storage space

Franklin is slowly becoming the suburb of choice for many buyers looking to purchase quality homes. Ideally located within the heart of Gungahlin, the suburb offers local shops, Harrison public school and Mother Theresa Private School, with ease of access to Canberra's bus route and light rail service and is only a 5-minute drive to Gungahlin Town Centre which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi to name a few! What makes this suburb so desirable is its close proximity to the Light Rail system, with easy and direct access into the City.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

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