

**41/311 Flemington Road, Franklin, ACT 2913**



**Apartment For Sale**

Saturday, 29 June 2024

41/311 Flemington Road, Franklin, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$374,000+**

Quietly tucked away from Flemington Road, this incredible 1 bedroom gem awaits. Located on the ground floor, this open-plan residence will excite. A two-way bathroom, including an oversized shower, creates functionality, but the courtyard's entertainability is what will excite most regarding this rare opportunity. With a fully secure and enclosed 23m<sup>2</sup> courtyard, the majority being paved with genuine covered entertaining alfresco with glass sliding doors from both the living area and the bedroom, it's an exceptional design. A full-sized kitchen with a breakfast bar and plenty of storage, this surely should be put on your "must-see" while it lasts! Synergy offers community BBQ areas (which you certainly don't need to use if you own #41) but the development also offers an inground swimming pool to enjoy in Summer, OR if you are following the fad with the health benefits of "Ice Bath Plunging" in Winter, please be my guest! A secure single covered reserved car space plus a storage unit will enable you to keep your vehicle secure and out of Canberra's harsh elements. The Owners' Favourite Part: #41 Synergy's quiet location yet accessibility to light rail and the Gungahlin Market precinct is what excited us about it. But its ground floor access, incredible courtyard, and covered entertaining area were certainly the "deal maker" when we came to purchasing it. Features include:- Sizable open-plan living- 23m<sup>2</sup> courtyard- Great Outdoor covered alfresco entertaining- Good size bedroom with built-in wardrobe- 2-way bathroom with oversized shower- Double access to alfresco, main bedroom and living area- Functional Kitchen- Split R/C A/C- Ground floor convenience- Inground swimming pool- Common BBQ area/s (you won't need them @ #41 with its courtyard!) Particulars (all approx.): - Under Roofline: 63m<sup>2</sup>- Living Size: 53m<sup>2</sup>- Alfresco Size: 10m<sup>2</sup>- Courtyard Size: 23m<sup>2</sup>- Year Built: 2012- EER: 6.0- Body Corporate: \$1,010.63pq- Rates: \$426pq- Currently leased for \$440 per week until September, 2024- Land Tax (if investment): \$511.83pq