

**52/303 Flemington Road, Franklin, ACT 2913**

**MARQ**

**Apartment For Sale**

Wednesday, 26 June 2024

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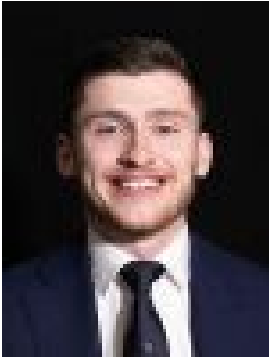
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



Sam Taylor

0261238000

**\$360,000+**

Neat, tidy, and stylish this one-bedroom apartment is ideally located for those after a convenient lifestyle on the Light Rail and only moments from local shops. Boasting a modern kitchen, and a spacious, open plan living area with perfect indoor-outdoor flow to the covered balcony soaking in beautiful morning sun with its Eastern aspect. Boasting a generously sized bedroom, with ample natural light and built-in-ropes, whilst the large bathroom encompasses a European style laundry. Located in the heart of Franklin, offering easy access to local shops, restaurants, and fantastic public transport options taking you back into Gungahlin or directly into the City. Located on the first floor with secure access via stairs. Formal entrance with large linen storage. Spacious open plan living area, with floor to ceiling windows. Neat single wall kitchen, with electric appliances and a dishwasher. Bedroom with ample natural light, and built-in-robe. Bathroom with floor to ceiling tiles, recently re-sealed shower, and laundry. Wall mounted split system, for heating and cooling. Secure basement car space with a storage cage. Vista Apartment Building, Year Built: 2012. Rental Appraisal: \$440 - \$460. Body Corporate \$880.16pp. Living Size 77sqm, Balcony 7sqm