

**95/227 Flemington Road, Franklin, ACT, 2913**

**Apartment For Sale**

Wednesday, 31 July 2024

**Canberry.**

*Live Where You Love*

95/227 Flemington Road, Franklin, ACT, 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Shan Gao  
0457038888



Curtis Dong  
0449889665

## Light, bright and ready to delight!

Situated on the second floor of the highly sought after 'Aamira' complex is this one bedroom, one bathroom modern apartment. Within close proximity to Light Rail, giving you fast, easy access to Gungahlin Market Place or Canberra City Centre, all without spending a cent on petrol.

A stylish oasis of comfort, convenience and natural light, the apartment has an open plan living and dining area with carpeted floors and a reverse cycle air conditioner, keeping the temperature comfortable all year round. The stylish, neat kitchen features stone benchtops, quality fittings and appliances, dishwasher and plenty of storage options, and overlooks the living areas that seamlessly connect to a large balcony.

Light and sunny, the generously-sized bedroom comes complete with mirrored doors on the built-in robe. The spacious, well-appointed bathroom, with floor to ceiling tiling and smart modern fittings have plenty of room for the European-style laundry.

Offering great amenities and the opportunity for a low-maintenance lifestyle for busy, time-poor workers, there's a resident's gym and tennis court in the complex and landscaped gardens you don't have to look after, for moments of relaxation.

Just metres from a light rail stop, with amenities below, cafes and Franklin shops, with supermarket, around the corner, this apartment is ideal for down-sizers wanting amenities within walking distance and public transport at their doorstep. Perfect for investors looking for a property in an area with high rental demand, in a convenient location with schools nearby, and first home buyers wanting a cosmopolitan lifestyle with easy access to Gungahlin town centre. An ultra-convenient, superbly located gem – be sure to inspect!

### At a glance...

- Flooded with natural light
- The kitchen is set up with SMEG appliances and bulk storage on offer
- A large and functional living space, perfect for both family time and entertaining as it flows out onto the main balcony
- Bedroom with built-in robe and easy access to the bathroom
- European style laundry
- Reverse cycle split systems for heating and cooling
- Secure car space in basement
- Access to the complex's tennis court, gym, and BBQ facilities

### Love the location...

- Within a 5 minutes' walk to the local Woolworths
- Within a 3 minutes' walk to the light rail station
- Within a 6 minutes' drive to the Gungahlin Town Centre
- Within a 18 minutes' drive to the Canberra CBD

### Property details...

Rates: \$ 410 p.q. (approx.)

Land Tax: \$ 506 p.q. (approx. investors only)

Body Corp: \$ 896.41 p.q. (approx.)

Living: 60m<sup>2</sup> (approx.)

Balcony: 9m2 (approx.)

EER: 6.0

Year built: 2014

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