

12/233 Flemington Road, Franklin, ACT, 2913

Townhouse For Sale

Thursday, 19 September 2024

Canberry.

Live Where You Love

12/233 Flemington Road, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Curtis Dong
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Location, lifestyle, and comfortable living

Auction: On site Saturday the 12th of October at 10:00am

Price Guide: \$649,000+

Live where you love...

Welcome to 12/233 Flemington Road in the beautiful suburb of Franklin. This double storey townhouse offers a comfortable and convenient lifestyle for first home buyers and young couples looking to settle down in a vibrant community. 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.

The highlight of this property is its clever design, with the living spaces located on the ground floor. As you enter the townhouse from the easy maintenance front courtyard, you will be greeted by a spacious living area that seamlessly flows into the dining space. The central kitchen acts as the heart of the home and features modern appliances, stone bench tops and ample storage.

Upstairs, you will find three bedrooms all equipped with built-in wardrobes. The second and third bedrooms share access to the main bathroom which boasts an oversized shower. The master bedroom is segregated from the others and offers privacy along with its own ensuite for added convenience.

One of the highlights of this property is its front and rear secure courtyards, providing ample space for outdoor activities or simply relaxing in the sun. Additionally, there's a double lock-up garage that ensures your vehicles are safely parked.

This property presents an excellent opportunity for first home buyers who are looking to enter into homeownership without compromising on style or comfort. Young couples will also appreciate what this property has to offer - from its convenient location within close proximity to schools, shops, parks, and public transport options, to its low maintenance outdoor areas that provide the perfect space for relaxation and entertaining.

At a glance...

- Double storey townhouse offers comfortable and convenient lifestyle
- A clever design with its living spaces located on the ground floor
- Be greeted by a spacious living area that seamlessly flows into the dining space
- A central kitchen that acts as the heart of the home and features modern appliances
- A front and rear courtyard provides ample outdoor living
- Upstairs you'll find all three bedrooms which have built-in wardrobes
- The second and third bedrooms share access to the main bathroom which boasts an oversized shower
- The master bedroom is segregated from the offers along with its own ensuite for added convenience
- A double lockup garage with entry into the rear courtyard
- Split system air conditioner
- Relax and enjoy summer in the complex pool

Love the location...

- Within a 3 minutes' walk to the local Woolworths
- Within a 2 minutes' walk to the light rail station
- Within a 4 minutes' drive to the Gungahlin Town Centre

- Within a 13 minutes' drive to the Canberra CBD

Property details...

Living: 122m² (approx.)

Courtyard: 40m² (approx.)

Garage: 38m² (approx.)

Year Built: 2017

EER: 4.0

Rates: \$458 p.q. (approx)

Land Tax: \$586 p.q. (approx Investors only)

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