

24/329 Flemington Road, Franklin, ACT, 2913



Unit For Sale

Tuesday, 20 August 2024

24/329 Flemington Road, Franklin, ACT, 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

NORTH FACING, TOP FLOOR APARTMENT IN A CONVENIENT LOCATION!

The Edge apartments offer low maintenance living with the convenience of nearby shopping centres and transport hubs including the light rail stop which is across the street.

The open plan design has a decent sized lounge room, dining area, study nook and kitchen that open out to a lovely north facing balcony. It boasts 58 square metres of internal living and a north-facing 10sqm balcony. The best thing about the apartment is that it has cross flow ventilation properties and ample natural light.

Located just moments away from the thriving Gungahlin town centre, you'll have endless opportunities for dining, shopping, and entertainment right at your doorstep. Plus, with easy access to the light rail, commuting to and from the city has never been more convenient!

Features:

- Top floor, light filled apartment
- Northerly aspect
- New carpet and freshly painted
- Gourmet kitchen with granite benchtops and Omega appliances
- Split system reverse cycle air-conditioning
- Full height bathroom tiling
- European style laundry
- Large bedroom with built-in robe
- Landscaped gardens and BBQ area
- Allocated underground car space and storage cage
- Walking distance to light rail stop
- Short stroll to Gungahlin Marketplace
- Washing Machine & Dryer included
- Fridge, microwave, dishwasher included

Body Corporate: \$3,648 pa including sinking fund

Rates: \$1,700 pa approx

Land Tax: \$2,051 pa approx

For more information or to arrange an appointment to view the apartment please call Necta Moutafis on 0424 195 790