

**45/303 Flemington Road, Franklin, ACT, 2913**



**Unit For Sale**

Sunday, 13 October 2024

45/303 Flemington Road, Franklin, ACT, 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## North Facing and Move-In Ready

This single bedroom apartment is a perfect combination of convenience and style without having to compromise on living space. Located in the 'Vista' complex, the apartment presents beautifully with brand new carpet and paint through-out & open plan living, which extends through to a covered, north facing balcony at the front of the property.

The full-sized kitchen has ample storage, with stainless steel kitchen appliances including a dishwasher. There is a split system reverse cycle air conditioner for year-round comfort. The bedroom is generous in size and has a unique offering of a walk-in robe! Making the bedroom feel more spacious and making storage a breeze. A single car space is located underground in a secure carpark, which is where you'll find even more room for your belongings with your own storage cage.

With the light rail network only a moment from your doorstep, the daily convenience will be a pleasant surprise and the investment potential will be sure to continue for years to come.

### Features:

- ☑ Good sized bedroom with walk-in robe
- ☑ Full-sized kitchen
- ☑ Open plan living & dining area
- ☑ North-facing balcony
- ☑ Reverse cycle heating & cooling in living area
- ☑ 1x secure parking space
- ☑ 1x storage cage
- ☑ Located on the light rail strip
- ☑ Short walk to Gungahlin town centre
- ☑ Sold with vacant possession

### Other quick stats you may want to know

- ☑ Internal living size: 65 sqm
- ☑ External: 9 sqm
- ☑ Level: 1
- ☑ Aspect: North
- ☑ Rates: \$352.00 per quarter approx
- ☑ Bodycorp: \$853.46 per quarter approx
- ☑ Landtax (if rented): \$425.38 per quarter approx