

82/75 Elizabeth Jolley Crescent, Franklin, ACT 2913  **LJ Hooker**

Unit For Sale

Sunday, 23 June 2024

82/75 Elizabeth Jolley Crescent, Franklin, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit



Olivia Fairweather

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\$385,000+

Welcome to your new home at the top end of Flemington Road, offering convenience and comfort in the heart of Gungahlin. Designed to maximize both space and functionality, this ground floor apartment is ideally within positioned in the popular Mosaic complex to maximise natural light and easy-care living. The spacious living area provides open plan living and opens out to one of the two generous courtyards in the property. The bedroom is well appointed with mirrored, built in robes, ensuite and access to another private courtyard. There are so many additional features on offer including brand new carpets, European laundry, split system heating & cooling, and the convenience of a secure basement car space and storage cage. Located just a short walk from Gungahlin town centre, you can either take advantage of the convenient location for yourself or add to your investment portfolio with a property in an area known for strong rental returns. This property is a must inspect so get in contact today to arrange your next inspection.

Features

- Open plan living
- Kitchen with stainless steel appliances and dishwasher
- Bedroom with sliding doors to provide access to the rear private courtyard.
- Reverse cycle air conditioning
- Two Covered courtyards
- New carpets throughout.
- Secure underground car park with storage.
- Low maintenance complex with no pool, gym or lifts
- 2 minute walk to Manning Clark light rail station
- 3 minute drive to Gungahlin town centre
- 5 minute drive to Franklin shops

Other stats

Living Size: 56 sqm
External: 20 sqm
Rates: \$413.00 approx
Strata: \$968.00 per quarter
Land tax (if rented): 497.00 per quarter
EER: 6