



18/297 Flemington Road, Franklin

## North Facing Ground Floor Apartment with 2 Courtyards




- Well appointed kitchen with electric cooking, dishwasher and generous storage
- Main bedroom with walk in robe and ensuite
- Second bedroom with large built in robe
- Split system air conditioning; NBN; study nook with in-built desk
- North facing living and dining opening to small courtyard
- Large sunny back courtyard with access from both bedrooms
- Single car space plus storage cage, ample off street parking and visitor spaces
- Well kept common grounds with two barbeque areas.

Ideally located at the top end of Flemington Road, only a short walk to Gungahlin town centre with supermarkets, restaurants, cafes, shops, library, medical centres, light rail and bus terminals.

This property complies with the minimum ceiling insulation standard.

EER: Unless an EER is stated, there is no current EER available.

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at

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**FOR RENT**  
\$550 per week

**VIEW**  
By Appointment

**AGENTS**  
Lauren Stonestreet  
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Madeline McKell  
[leasing@ljhgungahlin.com.au](mailto:leasing@ljhgungahlin.com.au)

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided

## MORE DETAILS

Property ID                    34PAGCY  
Property Type                Apartment

### Lauren Stonestreet

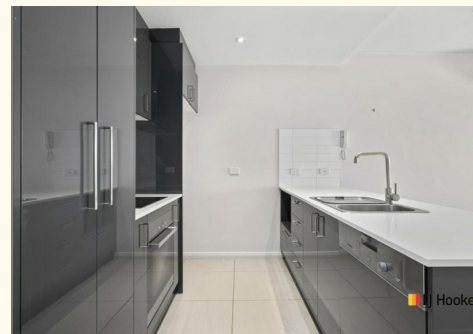
Property Investment Manager | [lstonestreet@ljhgungahlin.com.au](mailto:lstonestreet@ljhgungahlin.com.au)

### Madeline McKell

| [leasing@ljhgungahlin.com.au](mailto:leasing@ljhgungahlin.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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