

Franklin, 69/51 Nullarbor Avenue

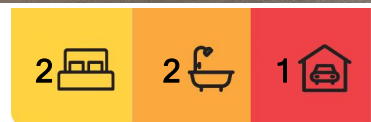
Ideal Location!

This two bedroom unit is situated on Nullarbor Ave in the IVY complex. This property has all the modern conveniences of Woolworths, BWS, Medical Centre as well as a host of other specialised shops on the ground floor.

On the 2nd level is a communal area, where you can sit, relax and soak up the warm winter sun whilst overlooking the local parkland.

The open plan layout makes it so easy to live here. The property has a spacious L shaped living and dining area which opens out onto a balcony. The kitchen features a large stone benchtop, plenty of cupboard space, quality fixtures and fittings, and SMEG appliances, which includes a dishwasher.

Reverse cycle air conditioning will keep you comfortable all year round.



For Lease
Please Call

View
ljhooker.com.au/1HKMJAF92

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EER ★★★★★



LJ Hooker Dickson
(02) 6257 2111

Disclaimer: 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.

The main bedroom has a stylish walk through robe to the ensuite. The second bedroom has a generous built in robe.

The apartment is complete with a single carpark and storage cage. To top this all off this building offers easy access to Flemington Road, Federal Highway and public transport.

Other features;

- Public transport
- Woolworths and other specialised shops
- Electric cooktop and oven
- Centralised gas hot water
- Dishwasher
- Open plan living
- Communal area with seating
- Reverse cycle air conditioning
- Spacious bedrooms with built in robes
- Ensuite
- Functional laundry with dryer
- Single parking space with storage cage

Facts:

Availability: 30th May 2025

Lease Period: 6-12 months

Parking: One car space in the basement carpark

Cooking: Electric cooktop and stove

Heating or Cooling: reverse cycle system with heating and cooling

EER: No current EER available

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard.

Embedded networks: The property has a centralised gas hot water system.

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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Please note: The images provided are general in nature and may not specifically reflect the unit number advertised. The finishes, fixtures and fittings remain consistent across the complex however layouts may vary. Please get in touch with us to confirm any specifics in question.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

More About this Property

Property ID	1HKMJAF92
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Centralised gas hot water system

Kirsty Middlebrook

Senior Property Investment Manager | kirsty.middlebrook@ljhdickson.com.au

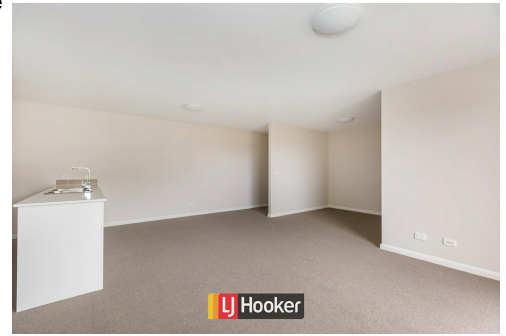
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