



75/51 Nullarbor Avenue, Franklin

Charming Urban Oasis with Spacious Balcony

Offering the perfect combination of space, convenience and low-maintenance living, this well-appointed one-bedroom apartment is ideally positioned in the popular Ivy complex, right in the heart of Franklin.

- Light-filled open-plan living and dining area with direct access to the balcony; Functional layout offering comfortable everyday living and entertaining.
- Generously sized kitchen featuring stainless steel appliances, dishwasher, ample bench space and plenty of cupboard storage.
- Spacious main bedroom complete with built-in robe and direct access to the wrap-around balcony.
- Modern bathroom with practical finishes; European-style laundry.
- Reverse-cycle split-system heating and cooling for year-round comfort.
- Impressive wrap-around balcony spanning approximately 27m², with access from both the bedroom and living area; Fantastic additional space for relaxing, enjoying your morning coffee or entertaining guests.
- One allocated secure underground car space with additional storage cage.

1 1 1

FOR RENT
\$490 per week

VIEW
Thu 29th Oct @ 3:40PM - 3:50PM

AGENTS
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AGENCY
LJ Hooker Gungahlin
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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.



Positioned in the heart of Franklin, this apartment offers an unbeatable combination of convenience and lifestyle, with the Franklin shops located directly downstairs. Enjoy having Woolworths Metro, local cafés and everyday essentials just moments from your front door, making the weekly grocery shop or morning coffee run incredibly easy. For those commuting, the Nullarbor Avenue light rail stop is within easy walking distance, providing convenient connections to Gungahlin Town Centre, Dickson and Canberra's CBD. Gungahlin Town Centre is also just a short drive or light rail journey away, offering an extensive range of shopping, restaurants, cafés, fitness facilities and other services.

This property does comply with minimum ceiling insulation standards.

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 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.

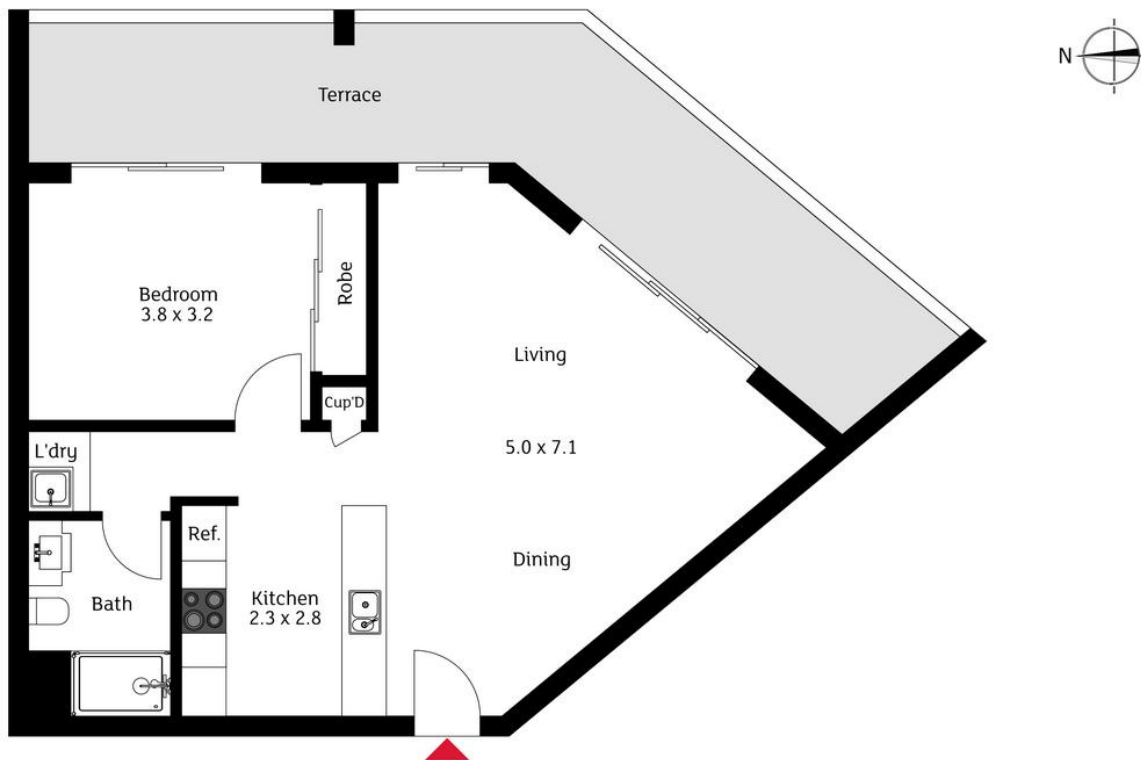
MORE DETAILS

Property ID	37BPGCY
Property Type	Apartment
EER	6
Including	Air Conditioning

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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