

81/227 Flemington Road, Franklin

## 3 Bedroom North Facing Apartment in "Aamira"

Enjoy the luxury of a convenient life style in this delightful 3 bedroom unit

- Spacious North-East facing unit with lift access
- Large open plan living and dining space
- Great sized balcony off the living area
- Master bedroom with walk in robe, private balcony and modern ensuite
- 2 additional bedrooms with built in robes, with one of them sharing access to balcony off lounge
- Large modern kitchen with stone benchtops, breakfast bar, ample storage, and includes dishwasher
- European laundry plus extra linen cupboard for more storage
- 2 secured car spaces with private storage unit

The Aamira complex offers a tennis court, gym and bbq area for residents to enjoy. Just meters from a light rail stop, a supermarket and other shopping facilities, with all the amenities of Franklin and Harrison on the doorstep including restaurants, gyms and the light rail. A short drive to Gungahlin town centre and 20 minutes to Canberra City.

3  2  2 

**FOR RENT**  
\$680 per week

**VIEW**  
By Appointment

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

Jessica Cook  
0429 677 991  
[jessica.cook@ljhooker.com.au](mailto:jessica.cook@ljhooker.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**

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 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	36G8GCY
Property Type	Apartment
Including	Air Conditioning Balcony Gym Dishwasher Built-in-Robes Ensuite

### Madeline McKell

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

### Jessica Cook 0429 677 991

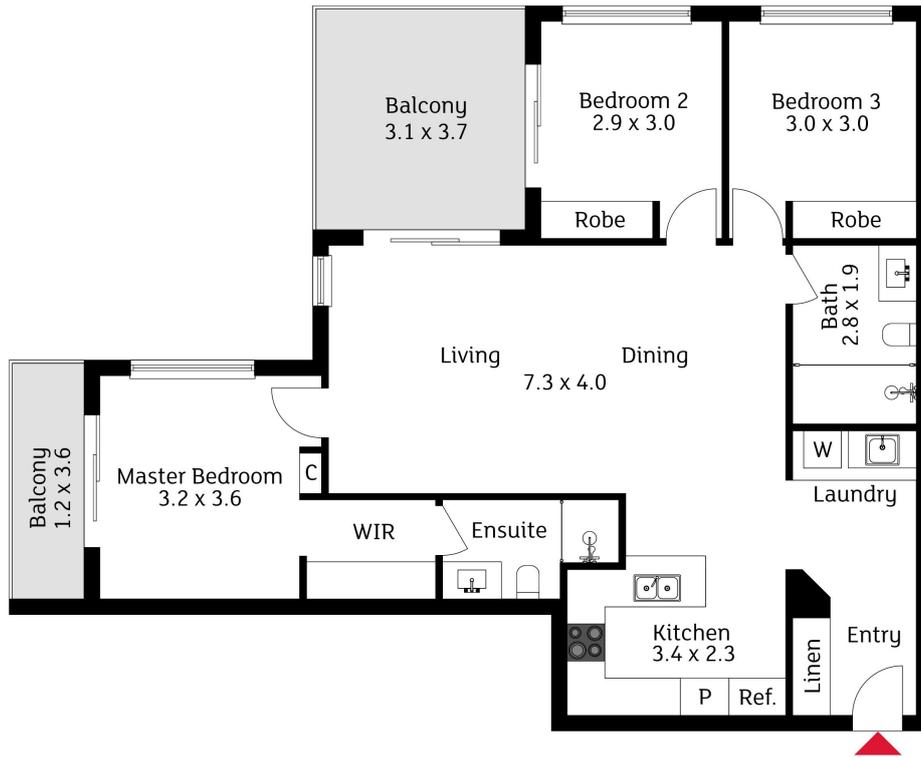
Team Leader / Property Management |  
[jessica.cook@ljhooker.com.au](mailto:jessica.cook@ljhooker.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

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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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