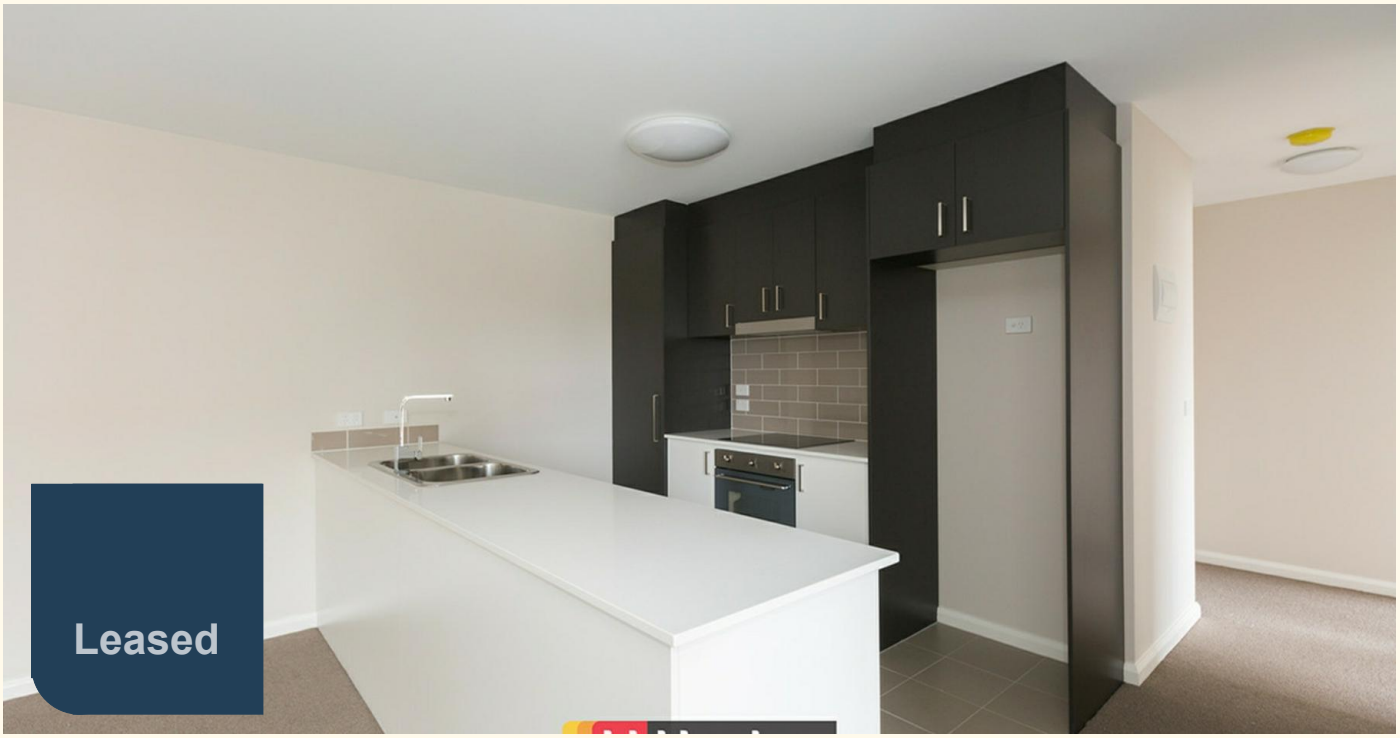








82/51 Nullarbor Avenue, Franklin

Ideal Location

Lifestyle:
This two bedroom unit is situated on Nullarbor Ave in the Ivy complex built in 2016. 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.

Accommodation:
The property has a spacious L-shaped living and dining area which opens out onto a private balcony. The kitchen features a large stone benchtop, plenty of cupboard space, quality fixtures and fittings, and SMEG appliances, which include a dishwasher.

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

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

The apartment is complete with 2 basement carpark spaces and a storage cage. To top this all off this building offers easy access to

2 2 2

FOR RENT
Please Call

AGENTS

Kirsty Middlebrook
kirsty.middlebrook@ljhdickson.com.au

Antone Smith
Antone.smith@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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

Flemington Road, Federal Highway and public transport.

Features:
•Public transport
•Woolworths and other specialised shops
•Electric cooktop and oven
•Dishwasher
•Open plan living
•Reverse cycle air conditioning
•Spacious bedrooms with robes
•Ensuite
•Functional laundry with dryer
•2 car spaces with storage cage

Facts:
Availability: 12th November 2025
Lease Period: 12 Months
Parking: 2 spaces
Cooking: Electric
Heating or Cooling: Reverse cycle system

EER: No current EER available

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

Embedded networks: N/A

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-September-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.

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.

EER ★★★★★★

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MORE DETAILS

Property ID	1HKMV8F92
Property Type	Apartment
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes

Kirsty Middlebrook
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