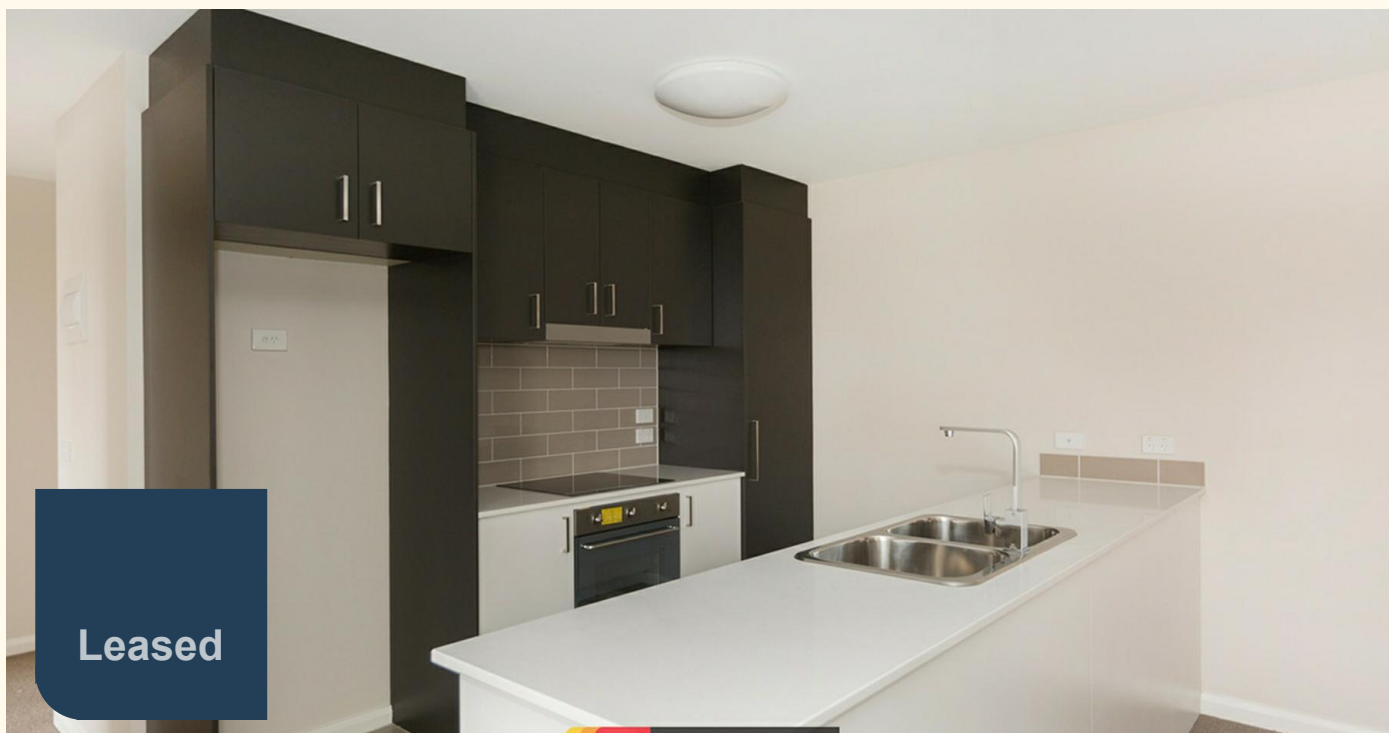




87/51 Nullarbor Avenue, Franklin

## Convenient location near tram line!

### Lifestyle:

This two-bedroom unit is situated on Flemington Road in the IVY complex. The property has all the modern conveniences of Woolworths and a Medical Centre, as well as a host of other specialised shops on the ground floor. To top this all off this building offers easy access to Flemington Road, Federal Highway and public transport. Located directly across from the tram stop this property has it all!

### Accommodation:

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

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

Reverse cycle air conditioning will keep you comfortable all year round. Fitted with your own personal balcony it is perfect for the

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.



entertainer!

The apartment is complete with 2 basement car spaces and a storage cage.

**Features:**

- Access to public transport - tram and bus
- Woolworths and other specialised shops
- Communal area with seating
- Electric cooktop and oven
- Dishwasher
- Open plan living
- Reverse cycle air conditioning
- Spacious bedrooms with built in robes
- Ensuite
- Functional laundry with dryer
- 2 car spaces
- Storage cage
- Centralised gas hot water

**Facts:**

Availability: 30th January 2026

Lease Period: 12 Months

Parking: 2 basement car 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: This property has centralised gas hot water.

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](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.

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 DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 1HKN01F92        |
| Property Type | Apartment        |
| Including     | Air Conditioning |
|               | Intercom         |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |

### Kirsty Middlebrook

Senior Property Investment Manager |  
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### Antone Smith

Business Development Manager | Antone.smith@ljhdickson.com.au

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