



55/227 Flemington Road, Franklin

## Where Light, Lifestyle & Location Align

From the moment you step inside, it just feels right. Natural light pours across the open-plan living space, creating a warm, inviting atmosphere that instantly feels like home. Sliding doors seamlessly connect the indoors to your private balcony - the perfect spot for your morning coffee or winding down at the end of the day.

The kitchen is sleek and contemporary, finished with stone benchtops, quality appliances and generous storage, making everyday living effortless. The bedroom is spacious and calming with a built-in robe, while the bathroom impresses with floor-to-ceiling tiling and a cleverly concealed European laundry - stylish, practical and thoughtfully designed.

Beyond the apartment, the Aamira complex elevates your lifestyle. Enjoy access to resident-only amenities including a fully equipped gym, tennis court, BBQ areas and beautifully landscaped gardens - all without the upkeep. Secure basement parking adds peace of mind and completes the picture of easy, low-maintenance living.

And then there's the location. Positioned just metres from the light rail, commuting to the CBD or Gungahlin is effortless. Woolworths, local

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**FOR SALE**  
\$319,000+

**VIEW**

Sat 21st Mar @ 9:00AM - 9:30AM

**AGENTS**

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**AGENCY**

LJ Hooker Kaleen  
(02) 6241 1922

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**

cafes and the Franklin shops are all within easy walking distance, putting everything you need right at your doorstep.

**Features:**

Light-filled one-bedroom apartment with a smart, functional layout

Sleek kitchen with stone benchtops, quality appliances and ample storage

Open-plan living flowing to a private balcony

Spacious bedroom with built-in robe

Modern bathroom with floor-to-ceiling tiling and European laundry

Secure basement car space

Resort-style amenities: gym, tennis court, BBQ facilities and landscaped gardens

Walk to light rail, Woolworths and local cafes

Easy ride to Gungahlin and approximately 18 minutes to the CBD

Fresh, bright and incredibly convenient - this is a perfect first home, downsizer or a smart addition to any investment portfolio. Opportunities like this don't last long.

EER 6.0

Rates: \$1,829.83 pa approx

Land Tax: \$2,126.50 pa approx

Body Corporate: \$4,757.60 pa approx

EER: 6.0

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**MORE DETAILS**

Property ID	2GYHF9Q
Property Type	Apartment
EER	6

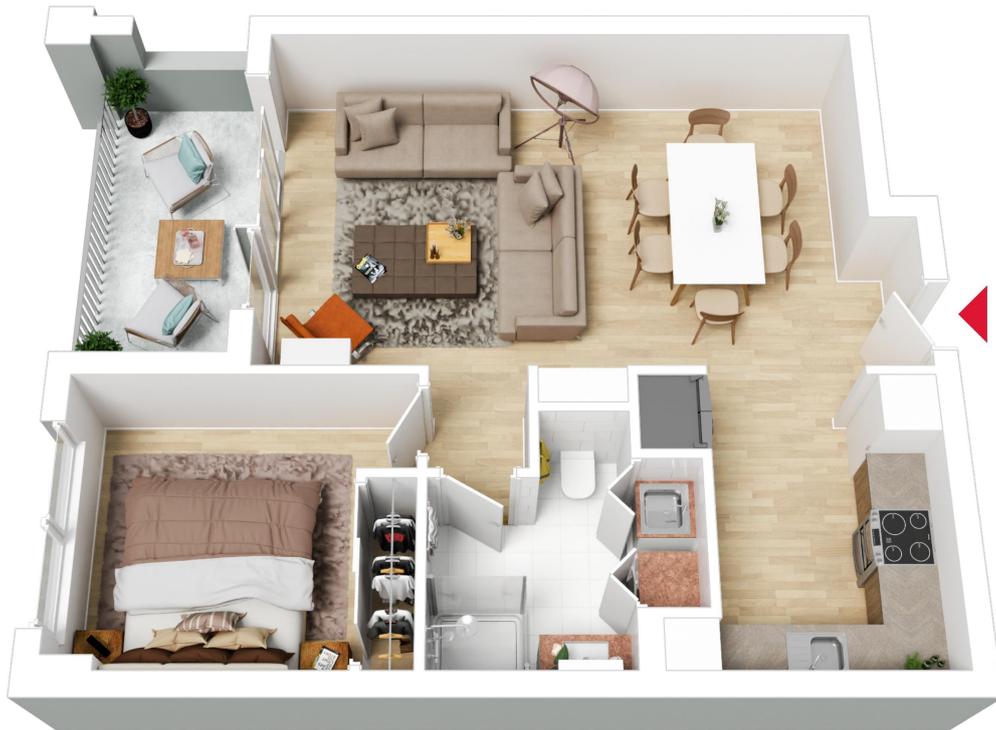
**Lukas Cole 0432 289 618**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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