

116/311 Flemington Road, Franklin

2 is the magic number!




2 bedrooms. 2 bathrooms. 2 car spaces. It sounds simple, but it adds up to so much more. From the moment you step inside this ground floor apartment, you'll see how the number 2 works its magic - creating a home that's both practical and welcoming, stylish and comfortable, connected and convenient.

The kitchen is well equipped with modern appliances (including a brand-new dishwasher) and opens straight into the light-filled living space. From here, it's an easy flow to the showpiece of the home: a large light-filled deck and private courtyard in premium position. It's the perfect spot to enjoy your morning coffee, long summer lunches with friends, or a glass of wine as the day winds down.

Both bedrooms are generous in size, fitted with built-in wardrobes and their own spacious bathrooms. The master even has its own courtyard access, giving you that little touch of privacy that makes all the difference.

Secure underground parking with 1 enclosed garage/storage with another open car space. The complex also enjoys a heated inground pool and communal BBQ area.

Year-round comfort is taken care of with Toshiba reverse-cycle

2  2  2 

FOR SALE

Offers over \$475,000

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 **LJ Hooker**

heating and cooling plus a wall heater for the cooler months. And when you want to feel like you're on holiday without leaving home, the resort-style pool in the complex is ready and waiting.

For investors, the numbers stack up nicely too - with a rental return of \$590 per week from an excellent tenant who'd love to stay on. If you'd like to move in yourself, this is possible, too!

Outside the front door, lifestyle and convenience collide. It's just a 4-minute stroll to the light rail (and soon an easy ride all the way to Tuggeranong), or a 12-minute walk to Gungahlin Marketplace for shopping, groceries, doctors, and dining. Families are well catered for with nearby schools including Harrison, Franklin Primary, Mother Teresa, and Gungahlin College, as well as plenty of childcare options.

And when it comes to food, you're spoiled for choice - from wholesome eats at Café Eighty Twenty to what many call the best Italian sandwiches in Canberra at Café Allago.

So, is 2 the magic number? At 116/311 Flemington Road in Franklin, it just might be.

THE BRIEF:

- Ground floor apartment with private courtyard & deck
- Master bedroom, mirror built in wardrobe, ensuite and external access to courtyard
- Second bedroom has built in wardrobes
- Spacious main bathroom with European laundry
- 2 secure underground parking spaces: 1 garage parking and 1 open parking.
- Built in 2012
- Carpet & tile flooring
- New curtains
- Toshiba heating & cooling plus wall heater
- Resort-style complex pool
- Strong rental return at \$590/week
- 4-minute walk to tram stop, 12-minute walk to Gungahlin Marketplace
- Within catchment of leading schools & childcare
- Surrounded by Gungahlin's best cafés, including Café Allago - home of Canberra's best sandwiches

RATES/SIZE:

- Living Area: 84sqm approx.
- Rates: \$2,089 p.a. approx.
- Land Tax: \$2,512 p.a. approx.
- Body Corporate: \$1,524 p.q approx.
- EER: 6.0

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EER 

MORE DETAILS

Property ID 1HSQF9U
Property Type Apartment
House Size 84 m2
EER 6

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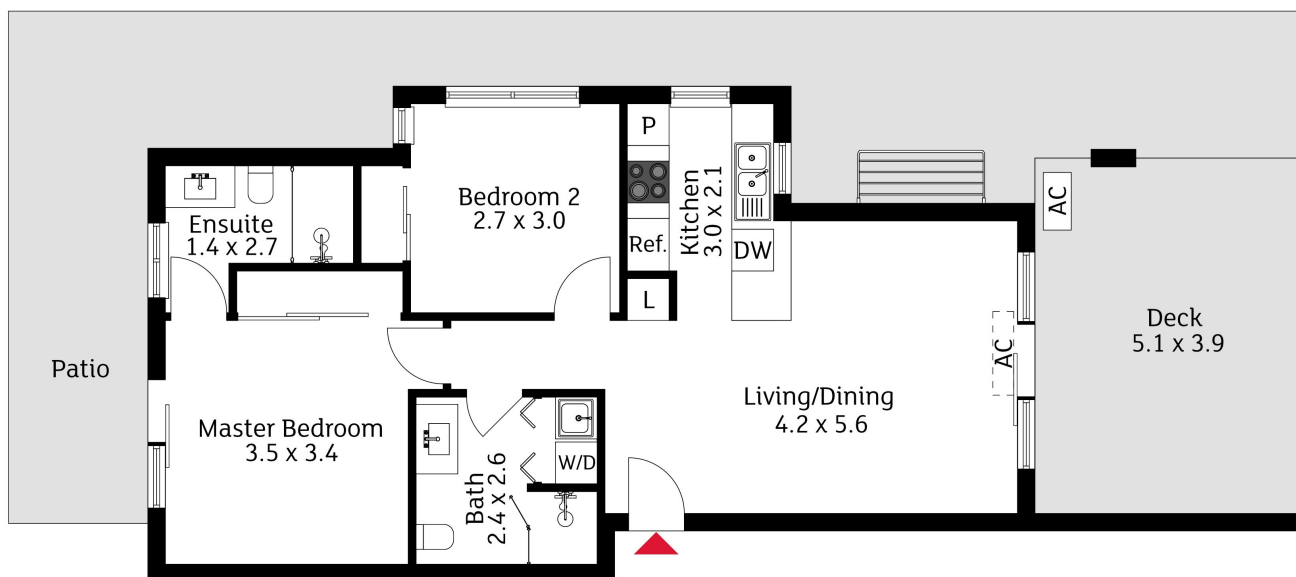
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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