



20/2 Manning Clark Crescent, Franklin

1 1 1

## North-Facing, Accessible Apartment with the Light Rail Next Door

**FOR SALE**  
\$365,000+

### AGENTS

Dikshant Dhungel  
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### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

Situated on the second floor and positioned directly adjacent to the light rail, this well-presented one-bedroom apartment offers an excellent balance of space, privacy, and convenience. Whether you're looking for a smart investment or a low-maintenance home to enjoy yourself, this is an opportunity that makes sense on every level, with connectivity, lifestyle, and value all working in your favour.

The apartment features generous open-plan living and dining, filled with natural light thanks to its north-facing aspect. Hybrid timber flooring, dual roller blinds, and a well-considered layout create a comfortable and functional living space that flows out to the north-facing balcony. The kitchen is well appointed with stone benchtops, breakfast bar, Bosch appliances, soft-close drawers, and quality fixtures throughout.

Accommodation includes a spacious bedroom with built-in robes and plush carpet, complemented by an oversized, accessibility-friendly bathroom with quality finishes. Additional features include a European laundry with dryer, reverse-cycle air conditioning, an oversized secure

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

car space with storage shed, and a dedicated bike rack. With parklands, walking trails, Franklin shops, and Gungahlin Town Centre all close by, this apartment is well positioned for both lifestyle and long-term appeal.

- Second floor, north-facing apartment
- 61 sqm approx. of internal living
- 13 sqm approx. north-facing balcony
- Light-filled open-plan living and dining
- Hybrid timber flooring to living areas
- Dual roller blinds to the living space
- Well-appointed kitchen with stone benchtops and breakfast bar
- Bosch appliances including dishwasher
- Soft-close drawers and quality cabinetry
- Spacious bedroom with built-in robe and carpet
- Oversized, accessibility-friendly bathroom
- European laundry with dryer
- Reverse-cycle air conditioning
- Oversized secure car space with storage shed
- Dedicated bike rack
- Light rail stop directly adjacent to the complex
- Close to Franklin shops, parklands, walking trails, and Gungahlin Town Centre

EER: 6

Internal Living: 61sqm (approx.)

Balcony Area: 13sqm (approx.)

Year Built: 2017

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## MORE DETAILS

Property ID	1UFHFMF
Property Type	Apartment
House Size	61 m2
EER	6

**Dikshant Dhungel 0451 404 198**

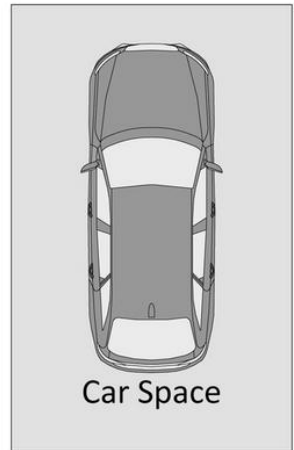
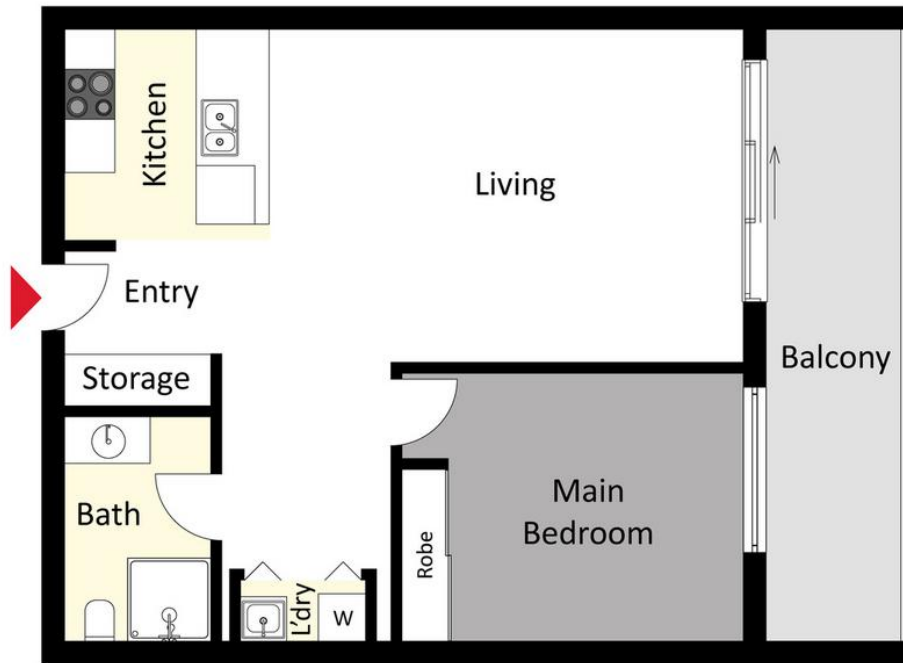
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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