







28/281 Flemington Road, Franklin

Light Filled Apartment with the Light Rail at Your Doorstep

Located within one of Franklin's well-regarded complexes, known for its reputation and low-maintenance appeal, this top floor (second level) apartment is a great opportunity for first-home buyers or investors looking for a quality property in a convenient location.

Inside, the open-plan kitchen, living and dining area provides a comfortable and practical space for everyday living. The full-sized kitchen offers plenty of storage, a gas cooktop and dishwasher, while the living area flows directly onto a private balcony with a lovely outlook and a great spot to enjoy the morning sun.

Both bedrooms are generously proportioned and include built-in robes, with the main bedroom also enjoying its own ensuite. Split-system heating and cooling in the living area and both bedrooms ensures year-round comfort, while two underground parking spaces and a lockable storage enclosure add another level of convenience.

And then there's the location. Positioned at the top end of Flemington Road, you're walking distance to Gungahlin Town Centre, with its shops, cafés, restaurants and everyday essentials. With a light rail stop directly out the front, getting into the city and around Canberra

2 2 2

FOR SALE
$499,000+

VIEW
By Appointment

AGENTS
Jake Bunday
0411 367 920
jake.bunday@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

couldn't be much easier.

Whether you're looking to enter the property market or secure a well-located investment, this apartment ticks plenty of boxes.

- Top floor (second level) position
- Two well-sized bedrooms, both with built-in robes
- Main bedroom with ensuite
- Open-plan kitchen, living and dining
- Full-sized kitchen with gas cooktop, dishwasher and ample storage
- Private balcony with a lovely outlook
- Split-system heating and cooling in the living area and both bedrooms
- Ducted vacuum
- Security alarm system
- Intercom
- NBN connectivity
- Two underground parking spaces with restricted access
- Additional lockable storage enclosure
- Located within a well-regarded, low-maintenance complex
- Walking distance to Gungahlin Town Centre
- Light rail stop directly out the front

Other stats you will want to know...
Living size: 76.2 sqm approx
Balcony: 10 sqm approx
Strata: $1,003.42 per quarter
Rates: $578.22 per quarter
Land tax (if rented): $767.27 per quarter

Disclaimer:
All information in this marketing material has been obtained from sources believed to be reliable; however, its accuracy cannot be guaranteed. All figures, measurements and dimensions are approximate only. Photographs may have been virtually styled or digitally enhanced, and any furniture or decor shown may be for display purposes only. This material is provided as general information only, and LJ Hooker accepts no liability for any errors or omissions. Interested parties are advised to make their own enquiries to verify the property's details before making any decision. By submitting an enquiry, you consent to receiving further communication from LJ Hooker in accordance with our Privacy Policy, available at https://www.ljhooker.com.au/legals/privacy-policy







MORE DETAILS

Property ID	37B1GCY
Property Type	Apartment
EER	6
Including	Air Conditioning

Jake Bunday 0411 367 920
Licensed Agent | jake.bunday@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

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.



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE IT'S ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

LJ Hooker Gungahlin

28/281 Flemington Road, Franklin

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