



3/307 Flemington Road, Franklin

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Lifestyle, Location & Contemporary Living

This light filled apartment has a spacious and modern open plan design, all located in an area known for its convenient location, friendly community and fantastic rental returns.

Conveniently located in the Vista complex, this bright and sunny apartment is walking distance to the closest Light Rail stop, putting you just minutes away from the Gungahlin Town Centre plus walking distance to local Franklin shops, restaurants and amenities.

This is a brilliant property for starting your real-estate journey. As a first home buyer you'll reap the rewards of a property that can be held as an investment to provide a leapfrog into a larger home down the track. For investors, this is also an ideal property in a suburb known for its solid rental returns and ideal proximity to local amenities.

Key Features:

- 1 bedroom apartment located on light rail strip
- Sunny open plan living and dining space
- Timber hybrid flooring
- Modern kitchen with stone benchtops, ample storage and stainless-steel appliances including dishwasher

FOR SALE
\$335,000+

AGENTS

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AGENCY

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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

- Great sized balcony off the living area
- Generous bedroom with built-in robe
- Reverse cycle split system heating & cooling
- Modern bathroom appointed with European laundry
- Secure parking space with storage cage
- NBN connectivity
- Located on the light rail strip
- Short walk to Gungahlin town centre
- Sold with vacant possession - ready to move in or lease out straight away

Quick stats:

- Year built: 2012
- Internal living size: 53sqm approx. (not including balcony)
- Rates \$445pq approx.
- Body Corporate (admin + sinking fund): \$909pq approx.
- EER 6.0

MORE DETAILS

Property ID	35FQGCY
Property Type	Apartment
House Size	53 m2
EER	6
Including	Air Conditioning Dishwasher Open Plan

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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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