



Franklin, 33/329 Flemington Road

Convenient Apartment Living in Franklin.

This stylish 1-bedroom apartment offers the perfect blend of comfort and convenience, located in the popular Edge complex, this apartment is spacious light-filled, and the perfect modern lifestyle choice.

Located just moments away from the thriving Gungahlin town centre, you'll have endless opportunities for dining, shopping, and entertainment right at your doorstep. Plus, with easy access to the light rail, commuting to and from the city has never been more convenient!

Step inside and be greeted by sleek interiors, ample natural light, and a spacious layout with a generous balcony, offering a lovely blend of indoor and outdoor living spaces.

This is easy care lock up and leave modern living. Whether you're unwinding after a busy day or entertaining friends and family, this apartment is sure to impress.



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/2G1BF9Q

Contact
Tim Russell
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Jackson White-Brettell
0421 479 376
jackson.white-brettell@ljhooker.com.au

EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

Perfect for first home buyers, investors, or downsizers. Currently let to great tenants.

Don't miss out on the chance to call 33/329 Flemington Road home sweet home. Schedule a viewing today and start living your best life in this prime location!

Looking to call Franklin home? Please speak with Tim Russell 0416 087 834 or Jackson White Brettel 0421 479 376 for further information or a private inspection.

Features:

- Large bedroom
- Lock up garageing
- Large north facing balcony
- Updated Carpet and Paint
- Easy access to Gungahlin town centre
- Light rail station an easy walk across the way

Body Corporate: \$2,764.00 pa approx.

Rates: \$1,690.83 pa approx

Land Tax: \$2,051.07 pa approx

EER: 6.0

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More About this Property

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|----------------------|-------------------|
| Property ID | 2G1BF9Q |
| Property Type | Apartment |
| House Size | 60 m ² |
| EER | 6 |

Tim Russell 0416 087 834

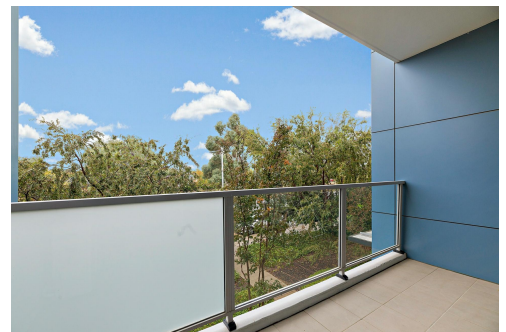
Franchise Owner / Licensed Agent & Auctioneer ACT/NSW | tim.russell@ljhooker.com.au

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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.

33/329 Flemington Road, Franklin

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