

40/311 Flemington Road, Franklin

Modern Ground Floor Living with Resort Style Amenities

Positioned within the established Synergy complex, this spacious two bedroom, two bathroom ground floor apartment offers a fantastic combination of modern living, convenience and low maintenance appeal. Featuring brand new flooring throughout, two car spaces and access to excellent complex facilities, this is an ideal opportunity for first home buyers, professionals, downsizers and investors alike.

Built in 2012, the apartment offers approximately 74m² of well-designed living space, complemented by a generous 39m² private courtyard. The open-plan living and dining area provides a comfortable space to relax or entertain, while the modern kitchen features stone benchtops, stainless steel appliances and ample storage. Both bedrooms are fitted with built-in wardrobes, making this a practical and appealing home with excellent indoor and outdoor living.

The ground floor position provides easy access and convenience, while split system heating and cooling ensures year round comfort. The property also benefits from an impressive two car accommodation arrangement, with one secure garage and one additional carport.

2 2 2

FOR SALE
$469,000+

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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

Residents of Synergy enjoy access to a range of fantastic amenities, including a swimming pool, communal BBQ area and beautifully maintained surrounds, creating a relaxed resort style atmosphere.

Perfectly positioned on Flemington Road, you're only moments from the Franklin light rail stop, Franklin shops, local cafés, restaurants, parks and walking paths. Gungahlin Town Centre is just minutes away, offering an extensive range of shopping, dining and entertainment options, while the light rail provides easy access towards Canberra City. With schools, childcare, recreational facilities and major arterial roads all within easy reach, this is a location designed for convenience.

Whether you're searching for your first home, a low maintenance residence or a quality investment, this beautifully presented apartment offers an excellent opportunity in one of Canberra's established northern suburbs.

Features:
- Brand new flooring throughout
- Two spacious bedrooms with built in wardrobes
- Two bathrooms
- Ground floor position
- Two car spaces
- Open plan living and dining
- Modern kitchen with stone benchtops
- Stainless steel appliances
- Split system heating and cooling
- Swimming pool and communal BBQ facilities
- Established Synergy complex
- Close to Franklin light rail
- Minutes to Franklin shops and Gungahlin Town Centre
- Close to parks, schools, childcare and walking paths

Essentials:
" Internal Living: 74m² (approx.)
" Courtyard: 39m² (approx.)
- Rates: $524.92 pq (approx.)
- Body Corporate: $1,524 pq (approx.) (including sinking fund)
- Rental Appraisal: $540 - $560 pw
- Land Tax: *Investors Only* $661.15 pq (approx.)
- Year Built: 2012
- EER: 6

Offering modern interiors, excellent amenities and an incredibly convenient location, this ground floor apartment presents an outstanding opportunity to secure low maintenance living in the heart of Franklin. Contact me today or come along to the next open home.

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER ★★★★★★

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LJ Hooker

MORE DETAILS

Property ID	2GD5FHK
Property Type	Apartment
House Size	74 m2
EER	6
Including	Air Conditioning Courtyard

Hamid Muradi 0424 858 600
Sales Consultant | hamid.muradi@ljhookerprojects.com.au
Joaquin Ortega 0491 106 485
Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



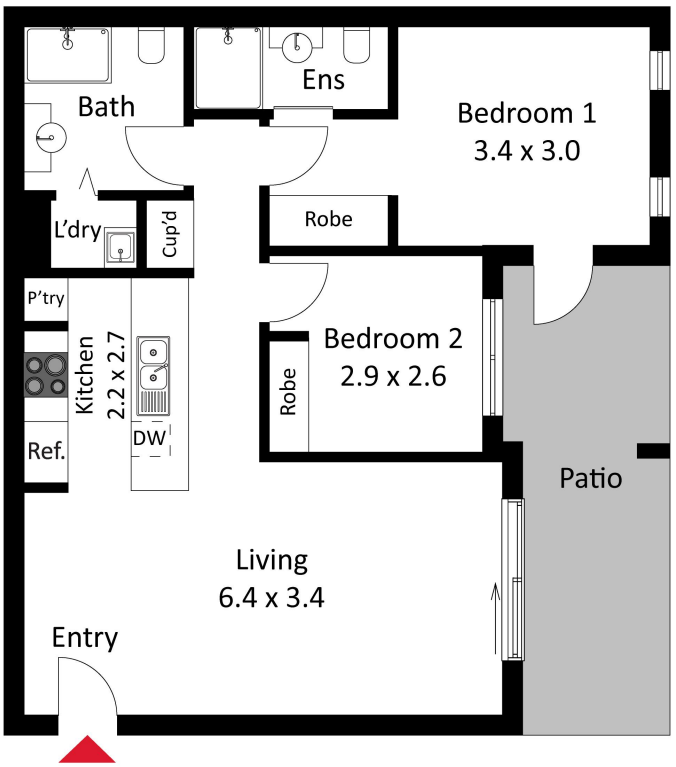








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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