



40/329 Flemington Road, Franklin

Light, bright & beautifully updated apartment

This stunning north facing apartment has been beautifully updated throughout and is move-in ready!

This immaculate apartment makes full use of its generous 58 square metres of living space, featuring a large open plan living, dining and kitchen area opening out to the sunny north facing wrap around balcony. With a corner position in the complex, the property has fantastic natural light and the extra balcony space is a huge highlight.

Conveniently located in the Edge complex, this modern 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:

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.

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FOR SALE
\$350,000+

AGENTS

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

Olivia Fairweather
0478 653 447
ofairweather@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

LJ Hooker

- Vacant apartment with huge open plan living
- Large north facing wrap around balcony
- Updated timber flooring
- Updated modern kitchen with stunning island bench and breakfast bar, updated oven and cooktop, ample storage space, fridge, dishwasher and stainless-steel appliances
- Updated bathroom with soft close cabinetry
- Updated floor to ceiling curtains
- Spacious open plan living
- Bedroom appointed with mirrored built-in robe
- Split system air conditioning
- European style laundry
- Secure basement car space and storage cage
- Light rail at your doorstep putting you just minutes from the Gungahlin Town Centre

Quick stats:

- Year built: 2010
- Living size: 58sqm approx.
- Body corp: \$912pq approx.
- Rates: \$425pq approx.
- Land tax (if rented out): \$513pq approx.

MORE DETAILS

Property ID	3649GCY
Property Type	Apartment
House Size	58 m2
EER	6
Including	Air Conditioning Balcony Open Plan Carpet Tile Galley Style Kitchen

Jake Bunday 0411 367 920

Licensed Agent | jake.bunday@ljhooker.com.au

Olivia Fairweather 0478 653 447

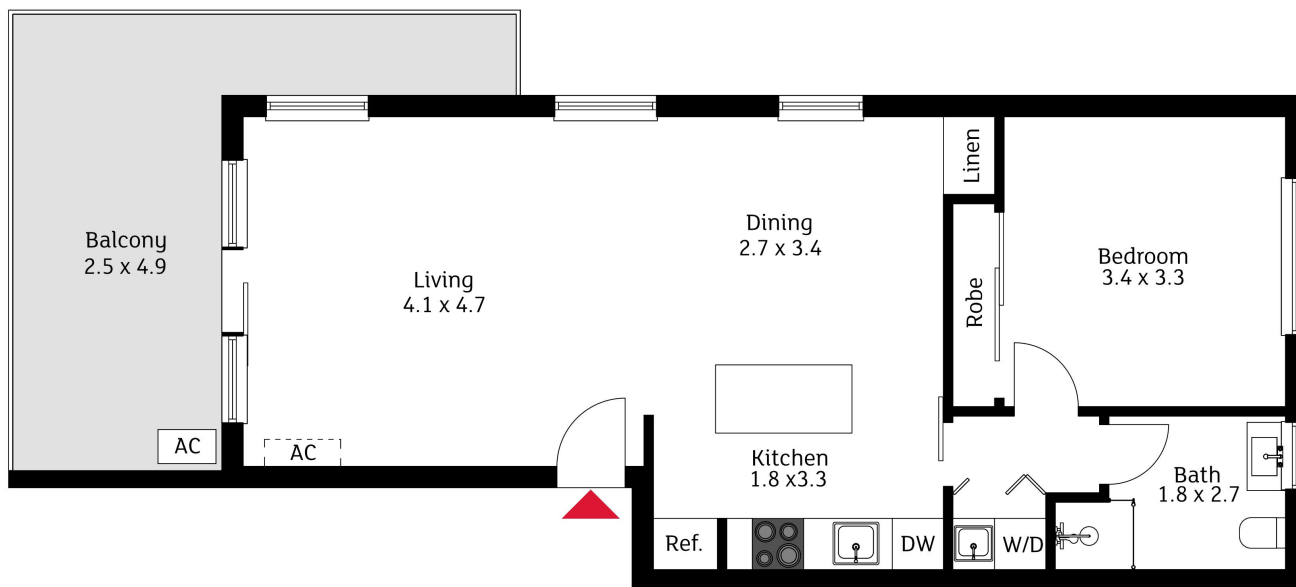
Licensed Agent | ofairweather@ljhgungahlin.com.au

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





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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