



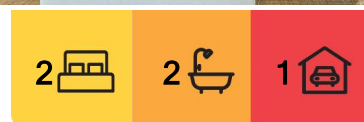
Franklin, 44/289 Flemington Road

Light, Bright And North Facing

Discover effortless living in this meticulously maintained two-bedroom apartment, ideal for those seeking both value and accessibility in the property market. Situated along the vibrant light rail corridor, this elevated residence offers a prime location that ensures convenience at every turn.

This immaculate apartment features two generously sized bedrooms, each providing ample space for relaxation and personalization. The open-plan living area extends seamlessly onto an enclosed sun-drenched balcony, flooding the space with natural light and creating an inviting atmosphere throughout the day. An additional storage closet ensures a clutter-free environment, enhancing the functionality of the living space. The master bedroom includes an ensuite bathroom, providing a private sanctuary within the home. A secure underground car space ensures peace of mind and convenience for parking.

Located close to Gungahlin Town Centre, residents have easy access to a vibrant hub



For Sale
\$485,000+

View
l.jhooker.com.au/34CSGCY

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EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999



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.

offering a variety of shopping, dining, and entertainment options just moments away. The proximity to the new tram line provides seamless transportation connections, making commuting and exploring the city hassle-free.

Don't miss out on this opportunity to own a home that combines comfort, convenience, and sophistication. Arrange your viewing today to experience firsthand the charm and practicality this apartment has to offer.

Features

- Meticulously maintained two-bedroom apartment
- Located along the vibrant light rail corridor
- Open-plan living area with sun-drenched enclosed balcony
- Two generously sized bedrooms
- Additional storage closet
- Close proximity to Gungahlin Town Centre
- Easy access to the tram line
- Master bedroom with ensuite bathroom
- Secure underground car space

Other stats you should know..

Strata Levy : \$1,009.13 per quarter (approx.)

Rates: \$461.50 per quarter (arrpox.)

Land Tax: \$534.52 per quarter (approx.) if rented out

Level: 3

More About this Property

Property ID	34CSGCV
Property Type	Apartment
House Size	65 m ²
EER	6
Including	Air Conditioning

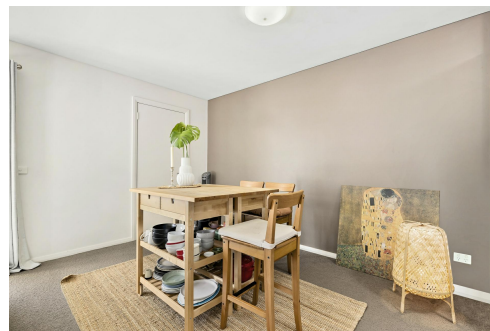
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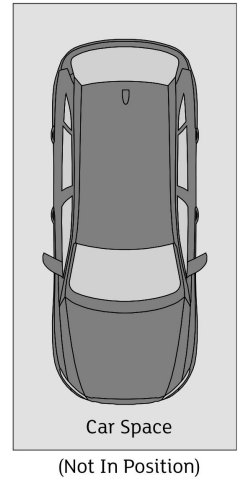
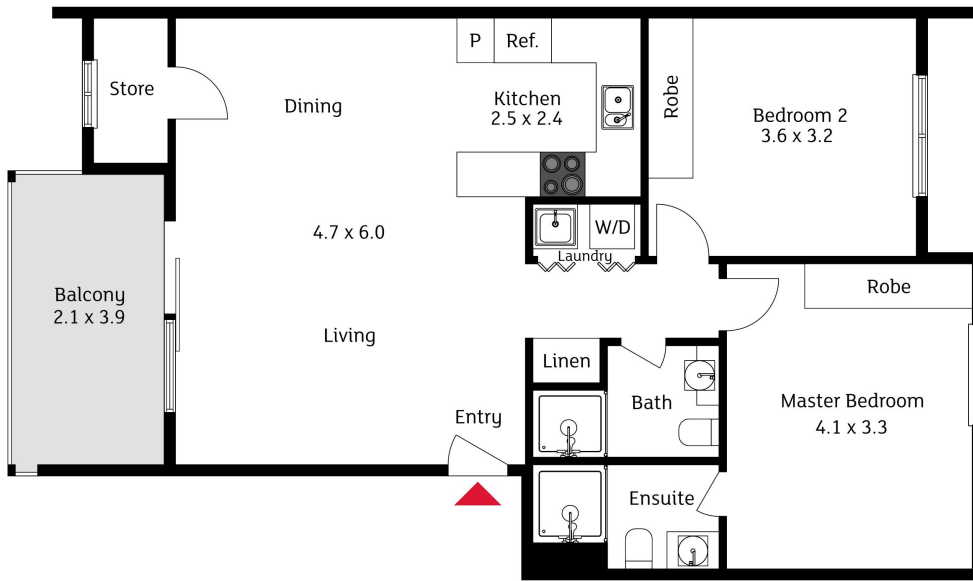
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

44/289 Flemington Road, Franklin

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