



47/235 Flemington Road, Franklin

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## Sunlit & Spacious Living along Light Rail Strip!

This generous and light filled apartment boasts 87 square metres of living and a large sunny balcony with the light rail at your door step. Promising an easy-care lifestyle within a short distance to the Gungahlin Town Centre, this 2-bedroom 2-bathroom apartment is not to be missed!

The interior features two generous sized bedrooms, both with built in robes and the master bedroom appointed by an ensuite, a sunlit open plan living & dining space that opens out to the large balcony, and a contemporary kitchen with stainless steel appliances and an abundance of pantry and storage space.

Neatly tucked away in the popular Vierra complex which is safely secured by an intercom system. Also included is a secure underground car park with a storage cage.

Fit for a relaxed, modern lifestyle with every convenience, adjacent to local supermarkets, tempting eateries and public transport.

For investors this is also an ideal property in a suburb known for its solid rental returns and ideal proximity to local amenities. This apartment is also 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 SALE**  
\$459,000+

**VIEW**  
By Appointment

**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**

Contact Jake or Olivia today for more information or to book your next inspection.

**Key features:**

- Open plan living and dining
- 87 square meters of internal living
- Large balcony, access off living area and bedroom 2
- Modern kitchen with electric cooking, dishwasher and stone bench tops
- Two bedrooms both with built-in robes, main with ensuite
- Split system reverse cycle air conditioning units to both the living room and master bedroom
- NBN
- Single secure car space in the underground carpark & storage cage
- Complex features pool & BBQ area
- Gungahlin town centre at your doorstep
- Currently tenanted on a fixed term lease until 01/5/2026.

**Quick stats:**

- Internal living size: 87sqm approx. (not including courtyards)
- Body corporate \$1365pq approx.
- Rates \$473pq approx.
- Land tax \$551pq (investors only) approx.
- Year built: 2017
- EER: 6.

**MORE DETAILS**

Property ID	36B4GCY
Property Type	Apartment
House Size	86 m2
EER	6
Including	Air Conditioning

**Jake Bunday 0411 367 920**

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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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