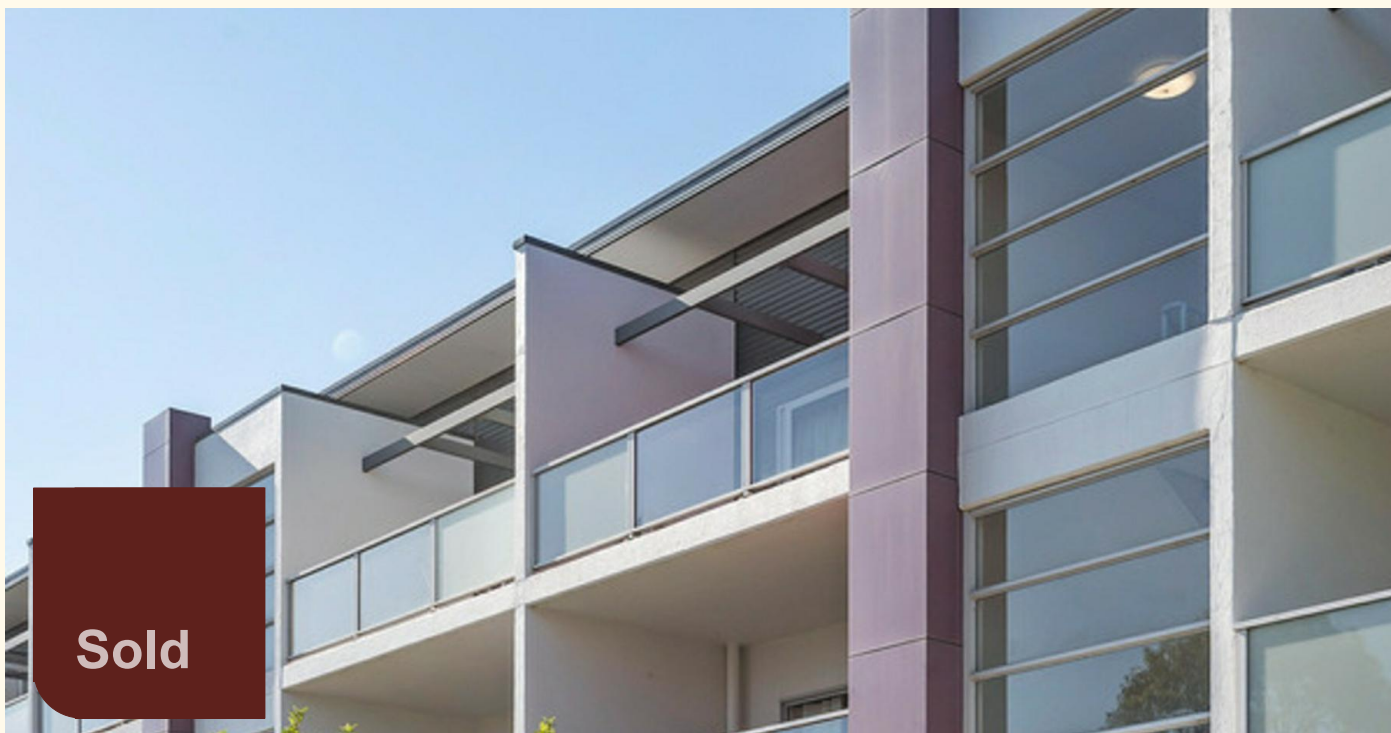




48/329 Flemington Road, Franklin

All reasonable offers considered...

Our interstate owners have advised that this apartment is surplus to requirements and are keen to sell. Any reasonable offer will be considered.

48/329 Flemington Road is an attractively priced one-bedroom apartment located in the Edge apartment complex.

Conveniently located within 100m of the Light Rail station and Gungahlin CBD less than 1km away.

The apartment includes open plan living, galley-style kitchen, Euro-laundry, balcony and a single carport (above ground).

The kitchen is quite functional and includes stone benches, dishwasher, electric cook top & oven.

Whether you're an investor, first home buyer or downsizing, this is an excellent opportunity to secure a very good apartment in Gungahlin.

The property is vacant and ready to move in.

1 1 1

FOR SALE
\$300,000+

AGENTS

Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

Julian Parmeter
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jparmeter@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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

At a glance:

'Edge' apartments

- bedroom

Open plan living

Balcony

Contemporary kitchen

Stone benches

Dishwasher

Electric cooktop & oven

Spacious bathroom

Euro-style laundry with clothes dryer

RCAC split system

NBN (fttp)

Secure car space

Living: about 60 sq/m

Balcony: about 8 sq/m

100m to Light Rail

1.2 km to Harrison School

1km to Gungahlin CBD

8 km to UC

10 km Canberra City

EER 6.0

To be confirmed:

Rates \$500 per quarter

Land Tax \$600 per quarter

Strata: \$1200 per quarter

MORE DETAILS

Property ID	367JGCY
Property Type	Apartment
EER	6
Including	Dishwasher

Jeff Shortland 0417 483 627

Licensed Agent | jeff.shortland@ljhooker.com.au

Julian Parmeter 0415 377 225

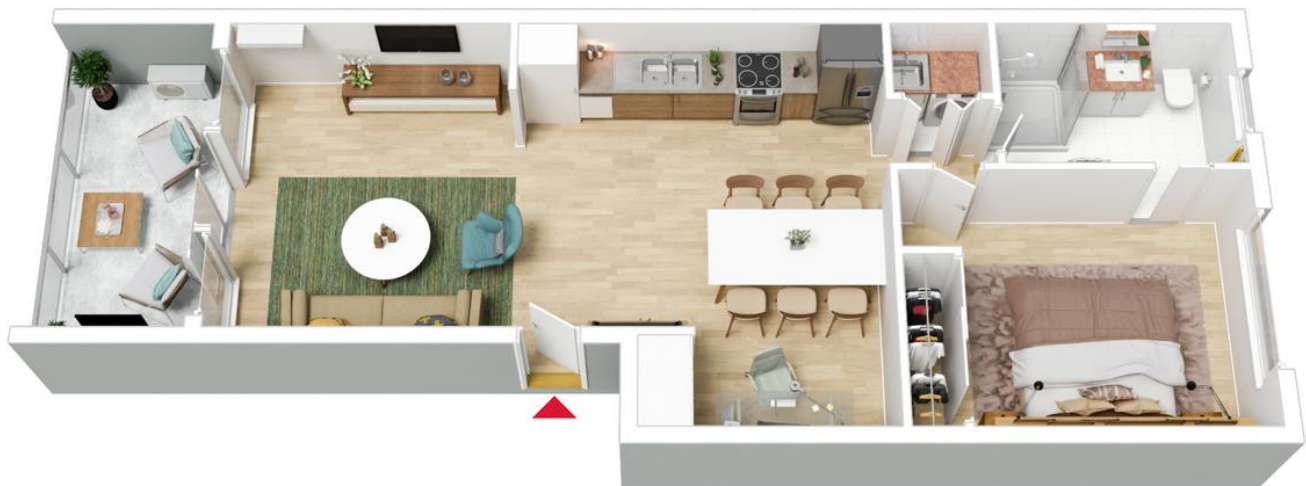
| jparmeter@ljhgungahlin.com.au

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GUNG AHLIN ACT 2912

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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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