

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
\$350,000

VIEW
By Appointment

AGENTS
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AGENCY
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(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

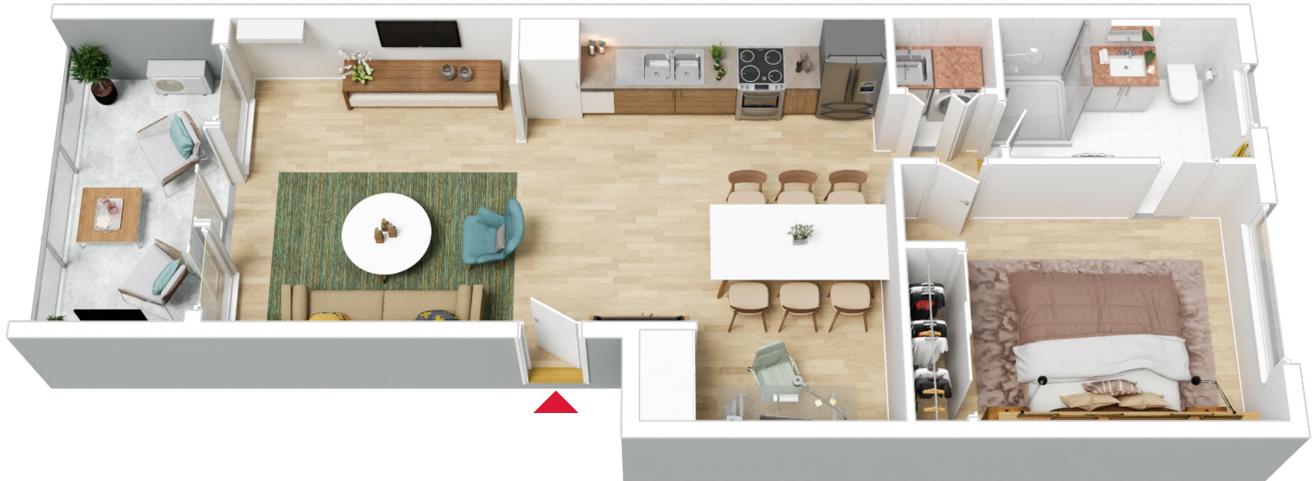
MORE DETAILS

| | |
|---------------|--------------------------------|
| Property ID | 367JGCY |
| Property Type | Apartment |
| EER | 6 |
| Including | Air Conditioning Dishwasher |

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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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