



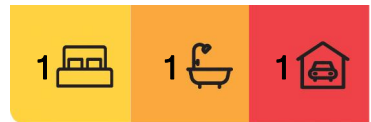
Franklin, 52/75 Elizabeth Jolley Crescent

Top Floor, Views & Designed for Living

The perfect entry into the property market with this ultra-affordable apartment located on Elizabeth Jolley Crescent, Franklin. Built in 2017, this modern one-bedroom was designed for liveability. The open-plan living area extends seamlessly onto a balcony, where you can enjoy views and relax after a busy day.

Franklin is a vibrant suburb that offers a mix of urban and suburban lifestyle benefits. It is well-connected to Canberra's city centre via light rail, making your daily commute a breeze. Nearby parks provide ample space for outdoor activities, while local cafes and dining options offer diverse choices for leisure. This area is also home to reputable schools, making it an attractive prospect for future investment.

This property presents an exceptional opportunity for first home buyers looking to establish roots or investors seeking reliable rental returns. With its modern amenities, strategic location, and affordable price point, this apartment won't be available for long. Act quickly



For Sale
\$345,000+

View
ljhooker.com.au/2CSBFHK

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EER ★★★★★★



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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.

to secure your slice of Franklin's thriving community!

Features:

- Spacious layout
- Top floor sunny apartment with great views
- Corner apartment with large windows
- Vacant possession
- Electric reverse cycle split system
- living large enough to accommodate work from home setup
- Access to light rail
- Basement car park

Essentials:

- Year built: 2017
- Living area: 52 sqm
- Balcony: 8 sqm
- Total space: 60 sqm
- Strata: \$3,969 p.a. (approx)
- Rates: \$1,504 p.a. (approx)
- Land tax: \$2,927 p.a. (approx) investors only
- Rental estimate: \$465 - \$480 p.w.

More About this Property

Property ID	2CSBFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Tahmeed Towfiq 0469 706 586

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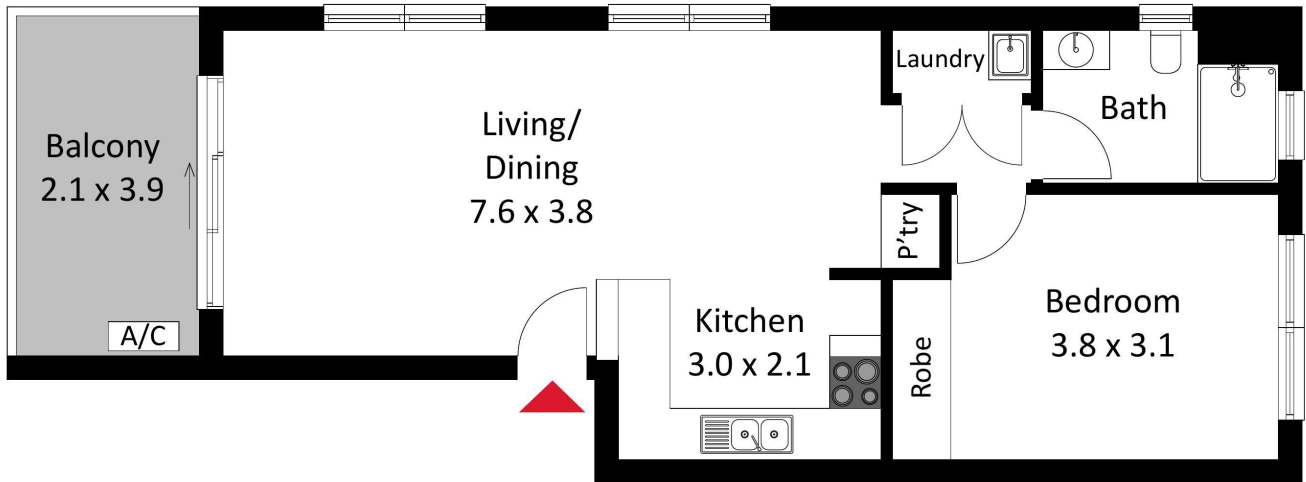
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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