



55/311 Flemington Road, Franklin

Outstanding investment! Great return! Exceptional value!

Currently rented at \$550 per week until at least mid-2027.

Check out the updated photos...

Step inside this freshly painted, light and bright two-bedroom apartment. The property also offers brand-new carpet throughout, new cooktop and range hood.

Worth noting are the recent strata building upgrades of solar panels to reduce the electricity bills and a fresh coat of paint to the exterior of the complex.

After seeing this apartment and how hot it looks, you're welcome to jump into the swimming pool on site to cool off.

Leave your car in the garage as Gungahlin, Dickson and the city are a tram-ride away. Convenience is virtually at your doorstep with the light rail stop about 150m away.

Exceptionally good value, 55/311 Flemington Road is a superb property. This North-facing apartment is located on the first floor of

2  1  1 

FOR SALE
\$419,950+

VIEW
By Appointment

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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**

the 'Synergy' development and includes open plan living, balcony and a bathroom with Euro-laundry.

The kitchen is quite functional and includes stone benches, dishwasher, new range hood, oven and a new electric cook top.

There's also a single secure car space.

The apartment is superb; the location is exceptional and the convenience is ideal. Whether you're an investor, first home buyer or downsizing, this property represents exceptional value.

At a glance:

'Synergy' apartments

North facing

- bedrooms

Open plan living with new carpet

Balcony with elevated views to the North

Contemporary kitchen

Stone benches

Dishwasher

New electric cooktop and rangehood

Electric oven

Single bathroom

Euro-style laundry + clothes dryer

RCAC split system

NBN (fttp)

Secure car space

Living: 60 sq/m

Balcony: 8 sq/m

150m to Light Rail

1.1 km to Harrison School

1.4 km to Gungahlin CBD

8 km to UC

10 km Canberra City

Synergy amenities:

Shared BBQ area

Swimming pool

Visitor parking

To be confirmed:

Rates \$500 per quarter

Land Tax \$ 600 per quarter

Strata: \$1350 per quarter

Rental assessment: \$500 per week

EER 

MORE DETAILS

Property ID	34EUGCY
Property Type	Apartment
House Size	60 m2
EER	6
Including	Air Conditioning Dishwasher Built-in-Robes

Jeff Shortland 0417 483 627

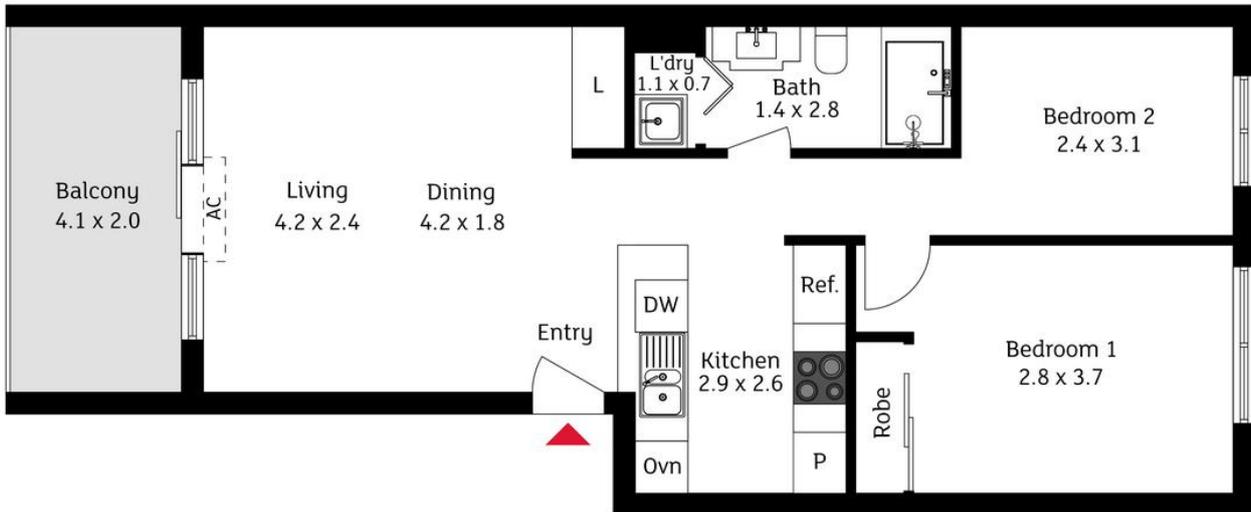
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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