



## Franklin, 56/75 Elizabeth Jolley Crescent North Facing Apartment with Unlimited Potential

Auction: 9th October 2024 In Room - LJ Hooker Canberra City

Price Guide: \$359,000+

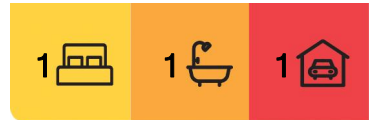
Welcome to Mosaic, an exclusive residential experience that captures the essence of urban sophistication in the vibrant heart of Gungahlin. This elegantly designed apartment seamlessly blends style and functionality, making it the perfect retreat for those who appreciate the finer things in life.

The apartment's open-plan layout integrates the living, dining, and kitchen spaces, offering a generous and inviting environment. Bathed in natural light, the north-facing balcony serves as a serene escape, showcasing views to the main Flemington Road.

The kitchen is equipped with top-tier Omega appliances, including a sleek electric cooktop, dishwasher, and deluxe stone benchtops. The living areas are further enhanced with



**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.



**For Sale**  
\$359,000+

**View**  
Sat 21st Sep @ 11:30AM - 12:00PM

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

sophisticated hybrid flooring, complemented by fresh paint and modern blinds, ensuring a refined and contemporary atmosphere.

Living at Mosaic is more than just occupying a space-it's embracing a lifestyle. The complex offers a secure car space with an additional storage cage, catering to your convenience. Positioned in an ideal location, you're just a short stroll away from the light rail station, in proximity to the Gungahlin Town Centre, and a plethora of essential amenities. From nearby childcare centres and schools to fitness facilities, medical services, and diverse dining options, everything you need is within easy reach.

Don't miss the chance to own this home in Mosaic, where every detail is designed to elevate your living experience. Begin your journey toward an extraordinary life in the heart of Gungahlin today.

Features:

Development: Mosaic Apartments

Apartment on level 1

Open plan living, dining and kitchen

Upgraded floors

Freshly painted

New blinds installed

Split system heating and cooling

Magnetite double glazed windows

LED lighting

New shower screen

Hybrid flooring throughout and tiling in bathroom

Spacious bedroom with built in robe with plenty of storage

North facing balcony

Updated kitchen with stone benchtops

Electric cooktop

Omega appliances

Slide out kitchen range hood

European laundry

NBN-FTP

Pet friendly

Single car space with storage cage

Close by to the Mosaic Apartments you will find the light rail station, Gungahlin Town Centre, Gubur Dhaura Heritage Park, Franklin School, Anytime Fitness & Club Lime and several restaurants and cafes within the vicinity.

Essentials:

EER: 6

52m<sup>2</sup> of living

9m<sup>2</sup> balcony

Rates: \$ \$1,759.73 per annum (approx.)

Land Tax (investors only): \$2,205.58 per annum(approx.)

Strata: \$968 per quarter (approx.)

Rental estimate: \$460-\$480 per week

Age: 13 years (built in 2011)



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## More About this Property

<b>Property ID</b>	2BR7FHK
<b>Property Type</b>	Apartment
<b>House Size</b>	61 m <sup>2</sup>
<b>EER</b>	6

### Hamid Muradi 0424 858 600

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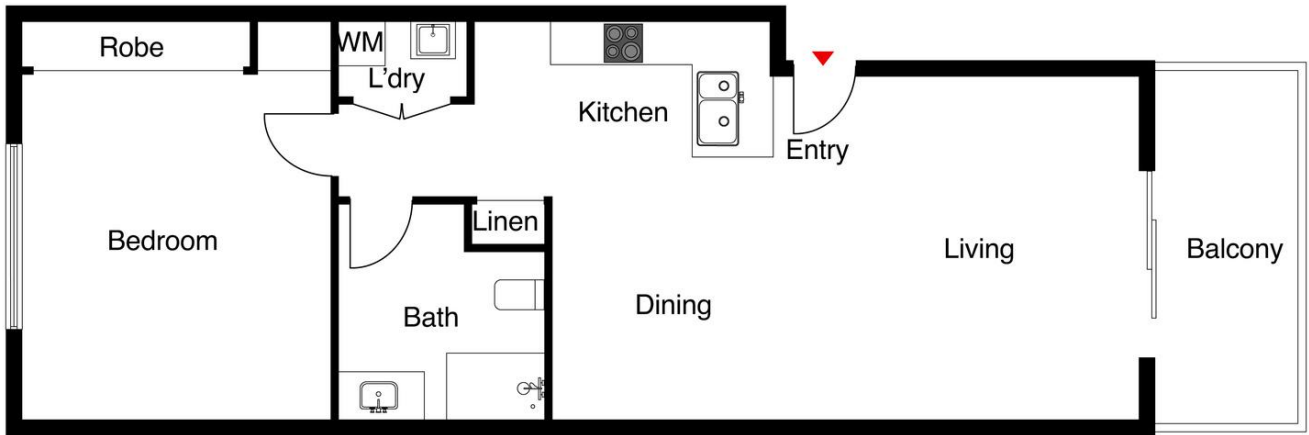
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The site plan and area not to scale; measurements are indicative and in metres. Bushed and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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