




57/227 Flemington Road, Franklin

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Spacious Apartment with Separate Study

Positioned within the Aamira complex, this spacious one bedroom plus study apartment offers a pleasant outlook across the complex's central courtyard and BBQ area, creating a lovely sense of openness and a relaxed setting to enjoy from the oversized balcony.

Inside, the apartment features a generous open plan living and dining area of approximately 67sqm, offering far more space than many comparable apartments in the area. The functional layout flows directly out to the oversized 16sqm balcony, creating excellent indoor and outdoor living.

A bonus is the additional separate study, which offers flexibility for those working from home, needing extra space, or potentially wanting a nursery or small second bedroom area.

The large kitchen is well equipped with plenty of cupboard space and a dishwasher, the apartment has floor to ceilings cupboards offering ample storage, while the bedroom is generous in size and includes a built-in robe. A split system reverse cycle air conditioner in the living area provides year-round comfort.

FOR SALE
\$390,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The location is exceptionally convenient, with the Nullarbor Avenue light rail stop just a short walk away for an easy commute to the city. Franklin Woolworths and local shops are also nearby, while Gungahlin Town Centre is only a short drive away offering an excellent range of shopping, cafes and restaurants.

Ideal for first home buyers or downsizers seeking a spacious low maintenance apartment in a well connected location.

Features Include:

- Spacious light filled apartment in the Aamira complex
- Secure building with intercom
- Large open plan living and dining area of approximately 67sqm
- Oversized 16sqm balcony overlooking the central courtyard and BBQ area
- Separate study/home office or potential nursery space
- Floor to ceiling cupboards for ample storage
- Generous bedroom with built-in robe
- Large kitchen with electric cooking and dishwasher
- Split system reverse cycle air conditioning in the living area
- Functional floorplan with excellent indoor/ outdoor flow
- Single secure basement car accommodation with large storage cage

Location Highlights:

- Approximately 5 minute walk to the light rail and Woolworths
- Approximately 6 minute drive to Gungahlin Town Centre
- Approximately 18 minute drive to Canberra City

Stats:

Living area: 67sqm approx

Balcony area: 16sqm approx

Rates: \$1,687.85 pa

Body corp: \$1,278.20 per quarter

Land tax (only if rented): \$1,906.38pa

Year built: 2014

EER: 6 stars

Note: External images are historic due to cladding repair works currently being undertaken at the building

Some images have been digitally styled with furnishings

MORE DETAILS

Property ID	36Y6GCV
Property Type	Apartment
House Size	67 m2
EER	6
Including	Study

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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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