



77/311 Flemington Road, Franklin

Best & Final Offers by 12pm Wednesday 18th of Feb

Vacant and move in ready, this ground floor apartment boasts a front and rear courtyard located at the Gungahlin Marketplace end of Flemington Road, providing a lifestyle of comfort and convenience.

A standout feature is the expansive north facing front courtyard accessible from the living area, plus a rear courtyard with a garden shed for extra storage.

The interior features a well-appointed full-size kitchen with stainless steel appliances, including a dishwasher, fridge, and plenty of storage. The bedroom is appointed with a built-in robe and has direct access to the 2-way bathroom and a second courtyard.

With a convenient ground-floor location, this apartment is a brilliant property for starting your real-estate journey. As a first home buyer you'll reap the rewards of a property that can be held as an investment to provide a leapfrog into a larger home down the track. For investors this is also an ideal property in a suburb known for its solid rental returns and ideal proximity to local amenities.

Contact Jake or Olivia today for more information or to book your next

1 1 1

FOR SALE

\$350,000+

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Gungahlin

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inspection.

Key features:

- Ground floor unit located along Light-Rail corridor
- Two courtyards, rear with garden shed for extra storage
- North-facing front courtyard off living area
- Open plan living & dining area
- Full-sized kitchen with ample storage space, fridge, and dishwasher
- Generous bedroom with built-in robe and direct access to 2-way bathroom and courtyard
- Single carport plus basement storage cage
- Split system air conditioning
- NBN
- Complex features outdoor pool for residents use
- Gungahlin town centre at your doorstep
- Sold with vacant possession - move in ready



Quick stats:

- Internal living size: 56sqm approx. (not including courtyards)
- Body corporate (admin + sinking fund): \$1264pq approx.
- Rates \$500pq approx.
- Land tax \$597pq (investors only) approx.
- Year built: 2012
- EER: 6.0



MORE DETAILS

Property ID	3692GCY
Property Type	Apartment
House Size	56 m2
Land Area	12024 m2
EER	6
Including	Air Conditioning Courtyard Dishwasher 2 Courtyards rear with garden shed for extra storage



Jake Bunday 0411 367 920

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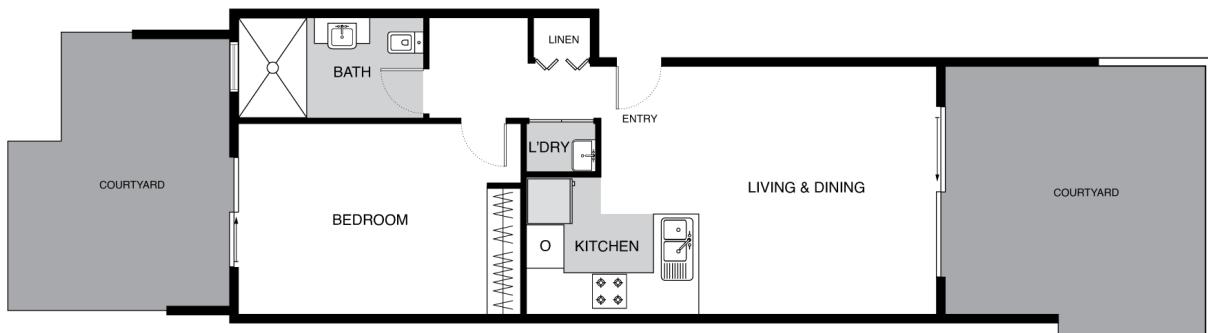
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,

GUNGALIN ACT 2912

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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

 **LJ Hooker** Gungahlin

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