



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

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Interested parties must rely solely on their own enquiries.

LJ Hooker

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	3692GCM
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

Licensed Agent | jake.bunday@ljhooker.com.au

Olivia Fairweather 0478 653 447

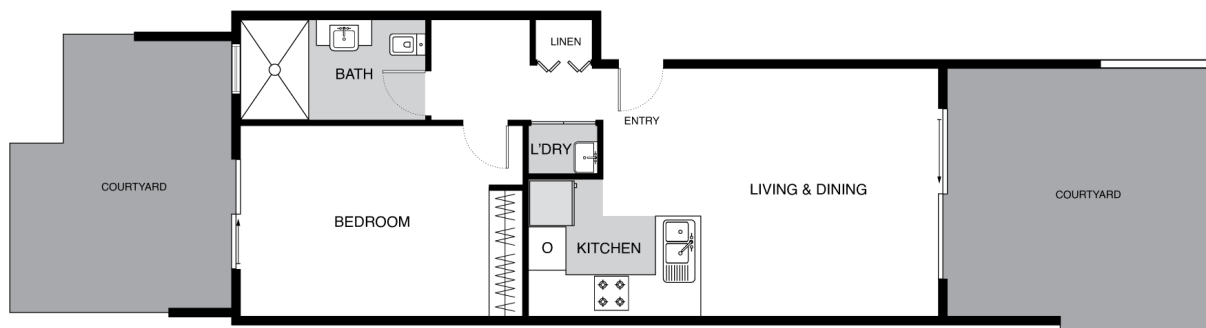
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Floor Plan



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