



Franklin, 77/329 Flemington Road

First Home or Investment!

Welcome to Franklin, where a relaxed lifestyle awaits in this one-bedroom apartment. Perfectly situated in a vibrant neighborhood, you'll be just steps away from an array of amenities. Enjoy the local cafes, savor the flavours at nearby restaurants, and conveniently shop at the fully equipped Woolworths supermarket all just minutes from your door. Plus, with the lively Gungahlin Town Centre only a five-minute drive away, the excitement of urban living is always within reach.

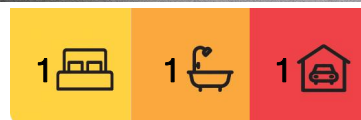
Step inside to find a spacious interior featuring a built-in wardrobe and a private balcony, ideal for morning coffees or basking in the afternoon sun.

The open-plan layout seamlessly connects a sleek kitchen to an inviting living area, which flows out to a rear balcony, perfect for entertaining or relaxing after a busy day.

Cooking is a breeze with gas appliances and a dishwasher, while parking is hassle-free with a dedicated basement space and additional off-street parking available.



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
\$365,000+

View
ljhooker.com.au/34F6GCY

Contact
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EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Stay connected with NBN access and comfortable year-round with split-system heating and cooling in the lounge room, creating a cozy atmosphere no matter the season.

The convenient two-way bathroom, complete with a European-style laundry, adds to the modern comforts of this home.

Located in the highly sought-after Edge Apartments in Franklin, this residence offers exceptional convenience with close proximity to local shops, the Gungahlin Town Centre, and easy access to the bustling retail districts of Dickson and Canberra City. Don't miss the chance to experience the best of Franklin living. Schedule your viewing today!

AT A GLANCE:

- Spacious interior with built-in wardrobe and private balcony for morning coffees or soaking up the sun.
 - Open-plan design seamlessly connects kitchen and living area, extending onto a rear balcony.
 - Gas cooking facilities and dishwasher for easy meal preparation.
 - Parking made easy with single basement space and off-street parking available.
 - Stay connected with NBN connectivity and comfortable year-round with split-system heating and cooling.
 - Convenient two-way bathroom with European-style laundry.
 - Set within sought-after Edge Apartments, offering proximity to local shops and Gungahlin Town Centre.
 - Easy access to retail hubs of Dickson and Canberra City.
 - Effortless lifestyle awaits in this one-bedroom apartment in Franklin, surrounded by amenities.
 - Local cafes, restaurants, and a fully equipped Woollies supermarket just moments away.
 - Vibrant Gungahlin Town Centre a mere five-minute drive away, offering urban excitement.
 - Don't miss out on embracing Franklin living at its finest. Schedule your viewing today.
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- Body Corporate: \$1715.00 per annum approx.
 - Rates: 333.75pq approx.
 - Land Tax (if rented): 383.75pq approx.
 - Tenanted until December 2024.



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More About this Property

Property ID	34F6GCY
Property Type	Apartment
House Size	57 m ²
EER	6
Including	Balcony Dishwasher

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