



8/2 Trist Street, Franklin

Great value and NO EXTRA COSTS *

- Bedroom Apartment | First Floor | Nexus Apartments, Franklin -

Step inside this beautifully presented one-bedroom apartment and instantly feel at home. Positioned on the first floor and flooded with natural light from windows on both sides, this residence offers a rare sense of space, warmth, and comfort that sets it apart from the rest.

The open-plan living and dining area is sunlit throughout the day, creating a calm and inviting atmosphere-perfect for lazy mornings, productive work-from-home afternoons, or relaxed evenings in. Step out onto your private balcony and enjoy fresh air, sunshine, or a quiet cuppa as the world hums gently below.

The kitchen is modern and practical with electric cooking, a dishwasher, and plenty of storage. The bedroom is peaceful and generously sized with a built-in robe, while the bathroom and cleverly designed European laundry ensure functionality is never compromised.

Stay comfortable year-round with reverse-cycle air conditioning, and

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.

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FOR SALE
By Negotiation

AGENTS

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AGENCY

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LJ Hooker

rest easy with secure basement parking and a dedicated storage cage.

Best of all, you're just moments from the Light Rail, making city commutes, weekend outings, and everyday convenience effortless. Whether you're headed to the Gungahlin Town Centre or into the heart of Canberra, everything is within easy reach-without the stress of traffic.

This is low-maintenance living at its best-ideal for first-home buyers, downsizers, or investors looking for a quality property in a rapidly growing and connected location.

Features You'll Love:

- First-floor apartment in secure, well-maintained complex
 - Dual-aspect layout with windows on both sides - bathed in natural light
 - Light-filled open-plan living and dining with balcony
 - Reverse-cycle air conditioning for year-round comfort
 - Contemporary kitchen with dishwasher and electric appliances
 - Bedroom with built-in wardrobe
 - Sleek bathroom with laundry
 - NBN (FTTP) connected for fast, reliable internet
 - Secure basement car park and storage cage
 - Plenty of visitor parking
 - Moments from the Light Rail, parks, and shops
 - Easy access to Gungahlin Town Centre, schools, and dining
 - Rental Appraisal: \$460 - \$480 per week (tenants currently in place until 16 December 2025)
 - Body Corporate: \$1170 per quarter approx (Managed by Civium)
 - Rates: \$438 per quarter approx
 - Land tax (investors only, if tenanted): TBC
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- no extra costs meaning the body corporate is as is no special levies on this one.

This apartment offers more than just a place to live-it's a lifestyle of simplicity, sunlight, and seamless connection. Whether you're starting out, scaling down, or seeking a smart investment, this one is not to be missed.

MORE DETAILS

Property ID	35F5GCY
Property Type	Apartment
EER	6
Including	Air Conditioning

Carly Clough 0419 296 458

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