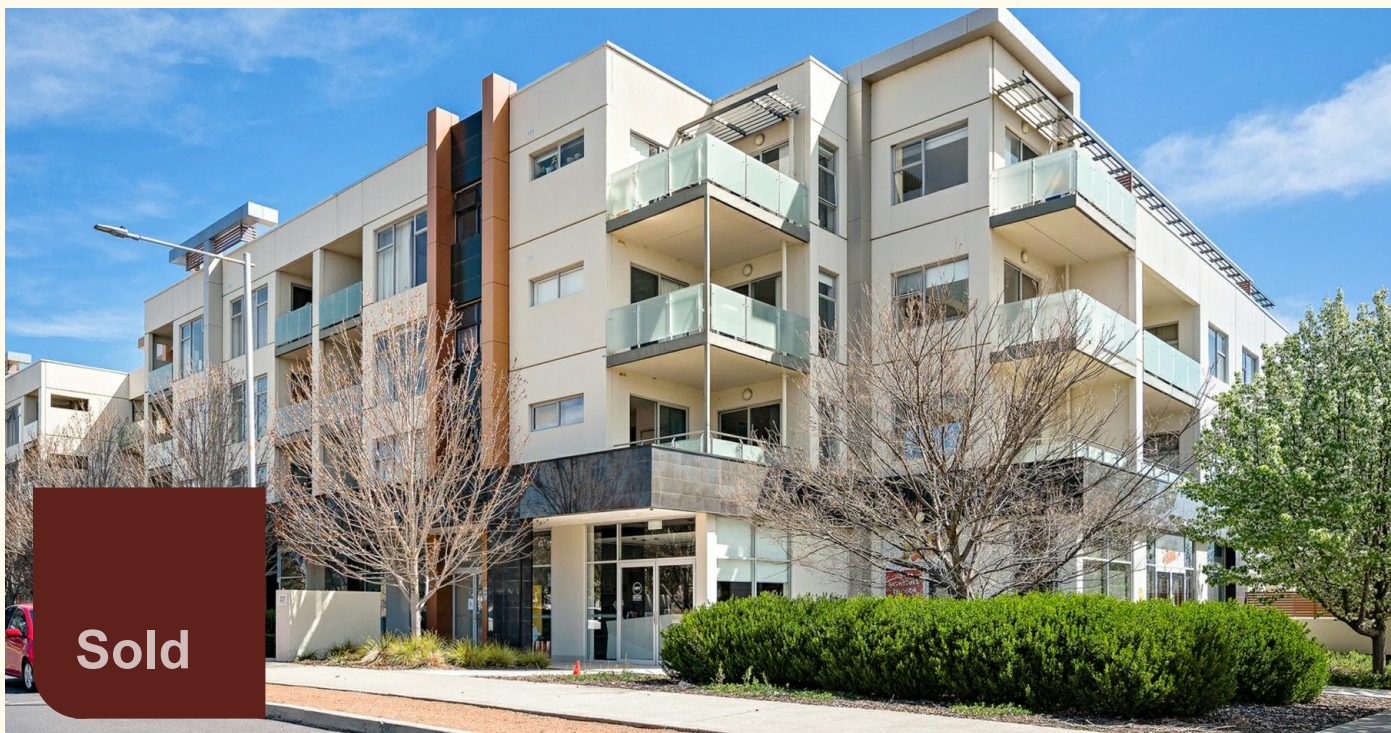




81/227 Flemington Road, Franklin

Rare Floorplan on Offer along Light Rail Strip!

This north facing, spacious apartment conveniently located on the light rail corridor offers a lifestyle of convenience and contemporary living.

This unit is filled with natural light thanks to the generous north facing open plan living areas that also open out onto a sunny oversized balcony. The functional floorplan also features a large kitchen with ample bench and storage space, a master suite with ensuite and private balcony, and two more bedrooms serviced by a modern main bathroom.

The apartment has first class quality appliances and fittings throughout and so many features on offer including two reverse cycle air conditioning units and lift access.

All located in the best pocket of Franklin with easy access to nearby local amenities including Franklin Woolworths, Harrison School, Mother Teresa School, Franklin Early Childhood Centre, light rail stops, and a short drive to Gungahlin Marketplace or the City.

This home is vacant and move in ready so contact Jake or Olivia

3 2 2

FOR SALE
\$570,000+

AGENTS

Jake Bunday
0411 367 920
jake.bunday@ljhooker.com.au

Olivia Fairweather
0478 653 447
ofairweather@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.



today to book your next inspection.

Key features:

- North-East facing unit with lift access
- Spacious and luxurious 3 bed, 2 bath apartment
- Large open plan living and dining space
- Great sized balcony off the living area
- Additional balcony to the main bedroom
- Master suite with walk through robe, private balcony and modern ensuite
- Large modern kitchen with stone benchtops, breakfast bar, ample storage and stainless-steel appliances including dishwasher
- Quality finishes throughout
- European laundry plus extra linen cupboard for more storage
- Low maintenance & easy-care living
- 2 secured car spaces with private storage unit
- Well maintained complex with a Tennis Court & Gym
- Enjoy unbeatable convenience being located walking distance from Franklin Woolworths, Harrison School, Mother Teresa School, Franklin Early Childhood Centre, light rail stops, and a short drive to Gungahlin Marketplace.

Quick stats:

- Year built: 2014
- Internal living size: 112sqm approx. (not including balconies)
- Land Tax (if rented out): \$594.70pq approx.
- Rates: \$512pq approx.
- Body Corp: \$1828pq approx.
- Rental Appraisal: \$720-\$750 per week
- EER 6.0

MORE DETAILS

Property ID	35W3GCV
Property Type	Apartment
House Size	125 m2
EER	6
Including	Air Conditioning Balcony Gym Dishwasher Built-in-Robes Ensuite

Jake Bunday 0411 367 920

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

Olivia Fairweather 0478 653 447

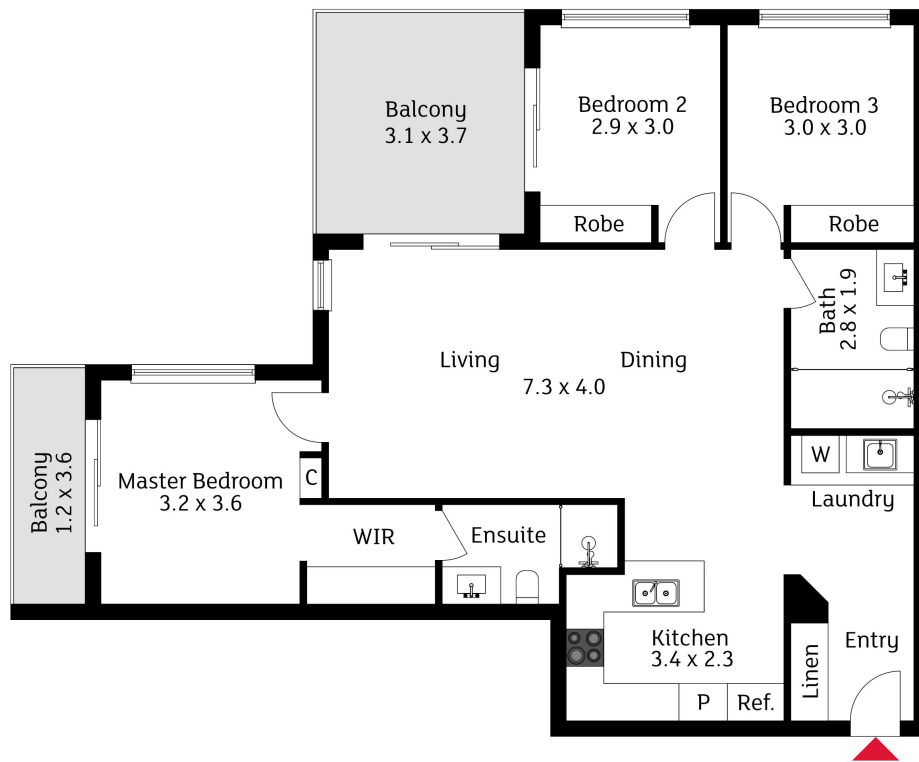
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

81/227 Flemington Road, Franklin

