






82/311 Flemington Road, Franklin

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## North facing Top Floor Apartment on Light Rail Strip

This light filled top floor unit presents a spacious and comfortable open plan design all located in an area known for its convenient location, friendly community and fantastic rental returns.

Conveniently located in the Synergy complex, this bright and sunny apartment is walking distance to the closest Light Rail stop, putting you just minutes away from the Gungahlin Town Centre plus walking distance to local Franklin shops, restaurants and amenities.

This 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.

### Key Features:

- North facing apartment with stair access
- Vacant and ready to move in or lease out straight away
- Sunny open plan living and dining space
- Modern kitchen with stone benchtops, breakfast bar, ample storage and stainless-steel appliances including dishwasher

**FOR SALE**  
\$409,000+

**VIEW**  
By Appointment

**AGENTS**  
Jake Bunday  
0411 367 920  
jake.bunday@ljhooker.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.

 **LJ Hooker**

- Great sized balcony off the living area
- Main bedroom with built in robes and looks out to the complex pool and BBQ area.
- Second bedroom is ideal for study
- Split system air conditioning
- Low maintenance & easy-care living
- European laundry plus extra linen cupboard for more storage
- Secure basement parking with storage cage and internal access. -
- Complex features a swimming pool and communal BBQ area.
- Easy access to Gungahlin & Canberra town centre via light rail.

#### Quick stats:

- Year built: 2012
- Strata (admin + sinking fund): \$1,350pq approx.
- Rates: \$508pq approx.
- Land tax: \$610pq approx.
- Internal living size: 60sqm approx. (not including balcony)
- Balcony: 8sqm approx.
- Rental appraisal: \$530 - \$550 per week
- EER 6.0

### MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 368BGCY            |
| Property Type | Apartment          |
| House Size    | 60 m2              |
| EER           | 6                  |
| Including     | Pool<br>Dishwasher |

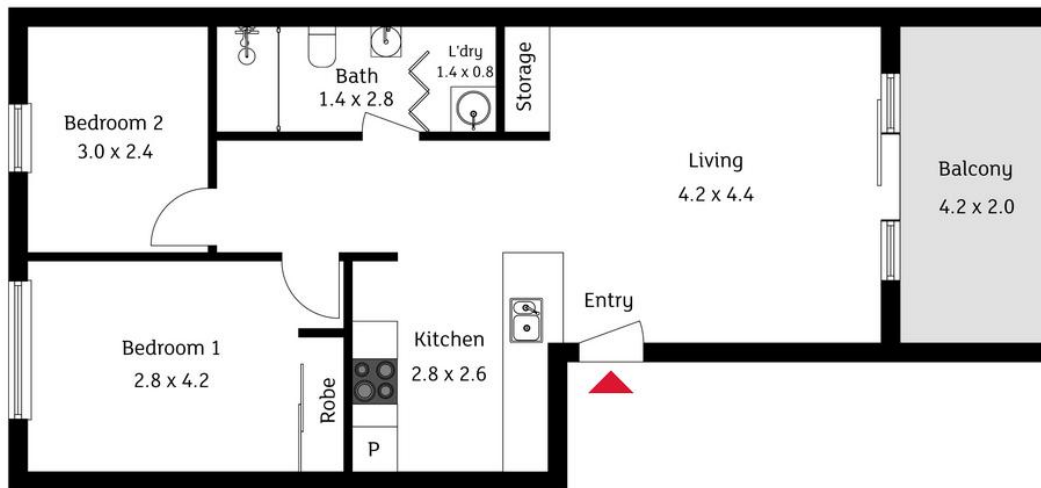
#### Jake Bunday 0411 367 920

Licensed Agent | [jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

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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.

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