



82/311 Flemington Road, Franklin

## North facing Top Floor Apartment on Light Rail Strip

Open home 28th March has been cancelled. We apologise for the inconvenience. Please contact us to arrange an alternative viewing.




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

2  1  1 

**FOR SALE**  
\$420,000+

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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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**

- Sunny open plan living and dining space
- Modern kitchen with stone benchtops, breakfast bar, ample storage and stainless-steel appliances including dishwasher
- 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
- Internal living size: 60sqm approx. (not including balconies)
- Balcony: 8sqm approx.
- EER 6.0

### MORE DETAILS

Property ID	368BGCY
Property Type	Apartment
House Size	60 m2
EER	6
Including	Air Conditioning Pool Dishwasher

#### Jake Bunday 0411 367 920

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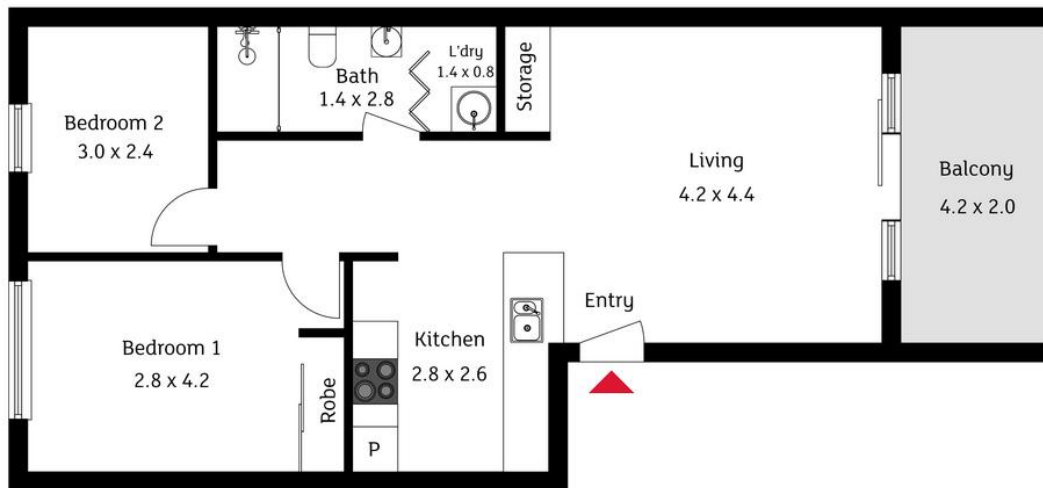
#### Olivia Fairweather 0478 653 447

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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.

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