



Franklin, 88/235 Flemington Road

Modern living meets Convenience at lucky 88. (By Appointment Only)

Modern and Spacious 2 Bedroom Townhouse at 'Vierra' in Franklin, Canberra!

Have the chance to turn key into your new home in the heart of Franklin. Very motivated seller and competitive value!

This townhouse presents an incredible opportunity for first-time buyers, downsizers, or investors seeking a modern and low-maintenance lifestyle. With its fantastic location, contemporary features, and comfortable living spaces, this property is not to be missed.

As you step inside, you'll be greeted by a spacious and inviting open-concept layout. The well-appointed kitchen features modern appliances and ample cabinet space. The townhouse comprises two generously sized bedrooms on the upper level, each offering a peaceful retreat. The bathrooms showcase contemporary fixtures and finishes.



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
Offers Considered \$480,000 - \$520,000

View
ljhooker.com.au/2C06FHK

Contact
Tom Grenfell
0432 383 753
tom.grenfell@ljhcanberracity.com.au



LJ Hooker Canberra City
(02) 6249 7700

The award-winning 'Vierra' complex offers a sparkling pool and BBQ area for residents to enjoy, all situated on Flemington Road in the sought-after suburb of Franklin, you'll enjoy easy access to local amenities, including shops, schools, parks, and public transport options. The nearby Gungahlin Town Centre offers a range of retail, dining, and entertainment options.

Contact us today to arrange a private inspection and secure your dream townhouse in Franklin, Canberra!

Key Features:

- Spacious open-concept layout
- Well-appointed kitchen with sleek appliances and ample storage space
- Inviting living room, ideal for relaxation or entertaining guests
- Thermal, top down and bottom up honeycomb blinds downstairs
- Two generous bedrooms with ample closet space for your convenience
- Modern bathroom with elegant fixtures and a refreshing atmosphere
- Private outdoor area, perfect for enjoying a morning coffee or hosting outdoor gatherings
- Dedicated parking space for your convenience
- 3 point security screen door on the front.
- Lockwood 001s fitted front and back doors.
- Lower the blind downstairs for privacy, have the door open with the security door shut and enjoy the airflow!

Property Address: 88/235 Flemington Road, Franklin, Canberra.

Living space: 95m2 Courtyard 14m2.

Strata Fees: \$1,952 per quarter (approx.)

Rates: \$350 per quarter (approx.)

Land Tax: \$453 per quarter (approx.)

Current rental appraisal: \$590 - \$610 per week (approx.)

EER: 6.0 stars

More About this Property

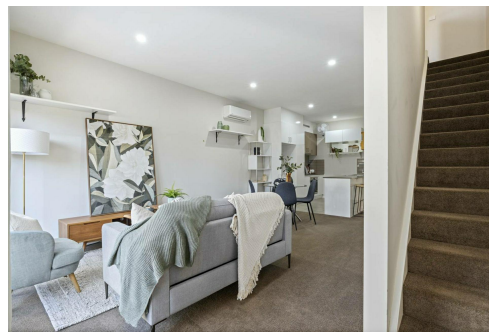
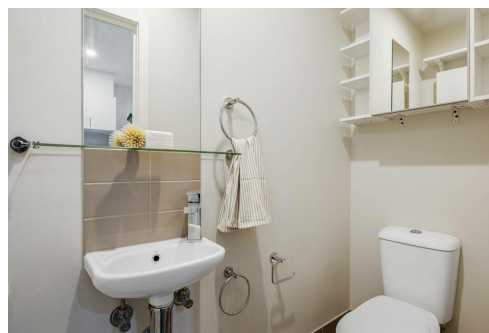
Property ID	2C06FHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony

Tom Grenfell 0432 383 753

Sales Consultant | tom.grenfell@ljhcanberracity.com.au

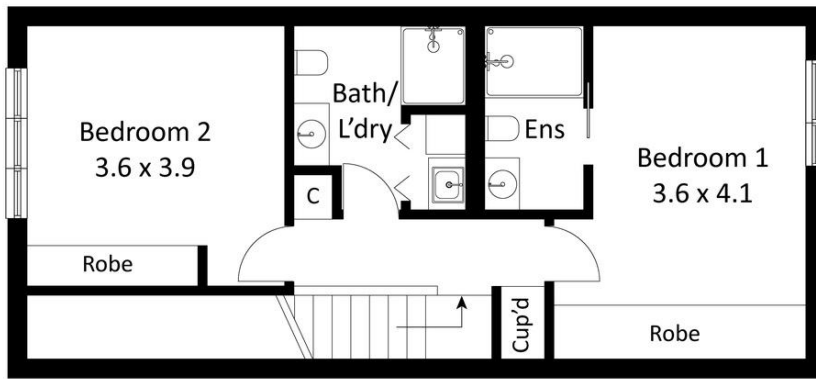
LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au

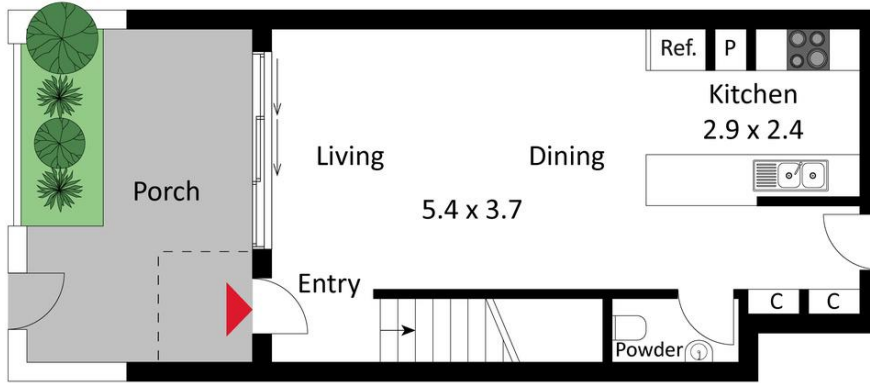


**LJ Hooker Canberra City
(02) 6249 7700**

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.



First Floor



Ground Floor

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

