



88/329 Flemington Road, Franklin

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## Ground Floor Convenience & Modern Living

Experience the ease and comfort of ground-floor living in this beautifully appointed one-bedroom apartment, superbly located in the heart of Franklin. Whether you're a first home buyer, downsizer, or investor, this home offers a perfect blend of style, space, and unbeatable convenience.

Positioned on the ground floor, this residence enjoys easy access with no stairs, making it ideal for all stages of life. The open-plan living and dining area flows effortlessly to a large, private courtyard —a rare feature that offers additional space to relax, entertain or create your own garden space.

The modern kitchen is thoughtfully designed with stone benchtops, quality stainless steel appliances, a dishwasher, and ample storage. The bedroom is generously sized and includes generous mirrored built-in robe.

Additional features include split-system heating and cooling for year-round comfort, a European laundry, and a secure car space with lift access. The apartment is well-suited to low-maintenance living while still enjoying spacious interiors and private outdoor space.

**FOR SALE**  
\$335,000+

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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**

This is a 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:

- Vacant ground floor 1-bedroom apartment in Edge complex
- Low maintenance living
- North facing open plan living
- Modern kitchen with stone bench tops, dishwasher, stainless steel appliances and ample storage
- Bedroom appointed with mirrored built-in robe
- Split system air conditioning
- Generous & sunny balcony
- Complex features
- Secure car park with storage cage

Location Benefits:

- " Light rail stop just across the road —direct access to City & Gungahlin
- Walking distance to Franklin shops, Woolworths, cafés, and schools
- Close to parks, playgrounds, and open green spaces
- Short drive to Gungahlin Town Centre and major arterial roads
- Strong demand area for renters and owner-occupiers alike

Whether you're enjoying a quiet morning in your courtyard or walking across the road to catch the light rail, 88/329 Flemington Road offers a lifestyle of ease, accessibility, and modern comfort.

Property Address: 88/329 Flemington Road, Franklin.

Year built: 2010

Living size: Living 57sqm Balcony 48sqm approx.

Body corporate: \$1,100pq approx.

Rates: \$425pq approx.

Land tax (if rented out): \$513pq approx.

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



## MORE DETAILS

Property ID	2D6QFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Courtyard Dishwasher Built-in-Robes

**Andrew Grenfell 0424 858 529**

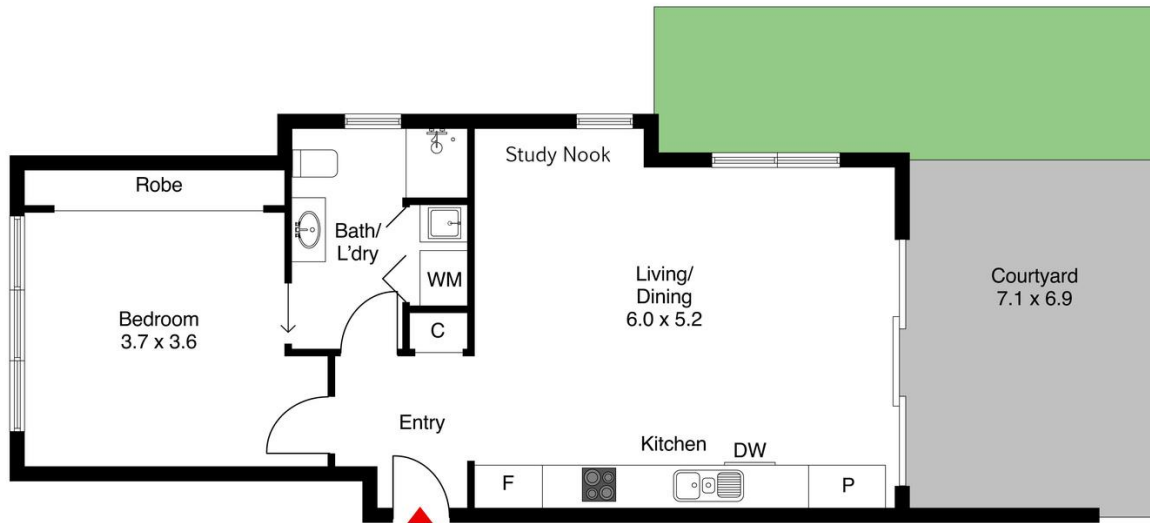
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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