



Franklin, 46/329 Flemington Road

Stylish, Newly Updated One-Bedroom Apartment

Experience easy-care modern living in this spacious, beautifully presented one-bedroom apartment, now featuring fresh paint and brand-new carpet throughout. Conveniently situated moments from the Gungahlin Town Centre, this stylish home is designed for those who appreciate quality, convenience, and a seamless indoor-outdoor lifestyle.

Step inside to discover a welcoming open-plan layout, where the kitchen, dining, and living areas flow effortlessly out to a covered first-story balcony, perfect for enjoying your morning coffee as you take in the surroundings.

The contemporary kitchen is equipped with stainless steel appliances, stone benchtops, and a dishwasher for your convenience. Reverse cycle air-conditioning ensures comfort year-round, and the large master bedroom provides a tranquil retreat at the end of the day.

Location is key, and here you're just a short walk from the light rail terminal and the vibrant



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
\$365,000+

View
ljhooker.com.au/34UAGCY

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EER ★★★★★

LJ Hooker Gungahlin
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Gungahlin town centre, filled with shops, cafes, and restaurants. The local farmers' market and a new cinema coming soon make this a truly connected community.

Move-in ready and freshly updated - don't miss out on this incredible opportunity!

Features..

- Open plan living
- New Carpet and paint through-out
- Study nook, perfect for working/studying at home
- Well-appointed kitchen with stone benchtops and dishwasher
- Reverse cycle air conditioning
- Good sized bedroom with built in robe
- Covered balcony
- Basement storage
- Walk to light rail terminal
- Plenty visitor parking out front
- Close to Gungahlin Town Centre

Other quick stats you may want to know

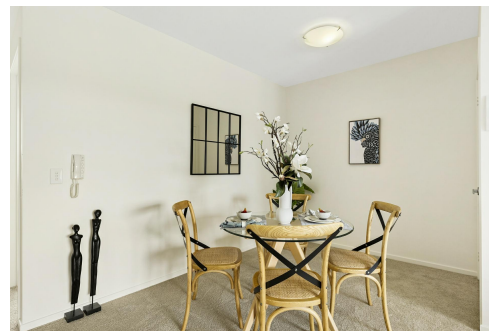
Internal living size: 55 sqm

External: 8 sqm

Body Corp: \$861.00 per quarter

Rates: \$446.00 per quarter

Land tax (if rented): \$564.09 per quarter



More About this Property

Property ID	34UAGCY
Property Type	Unit
House Size	55 m ²
EER	6
Including	Air Conditioning Balcony Gas Hotwater Induction Cooking

Jake Bunday 0411 367 920

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