







2/75 Elizabeth Jolley Crescent, Franklin

Best and Final Offers by Friday, 16th October @5PM

Peacefully positioned on a grassy reserve in Franklin, this impressive ground floor apartment offers a rare combination of space, privacy and lifestyle appeal. Designed for those seeking a low-maintenance home without compromising on comfort, the residence showcases a generous two-bedroom, two-bathroom layout complemented by two secure car spaces and two private courtyards - a combination rarely found in apartment living.

The thoughtfully designed floor-plan creates an immediate sense of space, with well-proportioned interiors, generous living zones and an effortless connection between indoor and outdoor areas. The open-plan living and dining space provides the perfect setting for relaxed everyday living, while the seamless flow to the private courtyards allows you to enjoy a morning coffee, entertain guests or unwind while taking in the peaceful reserve outlook.

The modern kitchen is both practical and stylish, offering quality finishes, ample storage and a functional layout that connects beautifully with the main living area. Both bedrooms are generously sized, with the main bedroom featuring the added comfort of a private ensuite, while the second bedroom provides flexibility for guests, a

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FOR SALE
$480,000+

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Interested parties must rely solely on their own enquiries.

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home office or additional accommodation.

Adding to the appeal is the exceptional location - moments from the Gungahlin Marketplace, Canberra's light rail network, local parks, cafés, schools and a wide range of everyday conveniences. Whether you're a first home buyer, down-sizer or savvy investor, this apartment presents an outstanding opportunity to secure a spacious and modern home in one of Canberra's fastest-growing and most connected precincts.

Key highlights:
- Spacious ground floor apartment featuring two bedrooms, two bathrooms and two secure car spaces
" Rare offering with two private courtyards covering 55m² of space + a private and peaceful reserve outlook
- Well-designed floor-plan with generous living areas and excellent indoor-outdoor connection
- Modern kitchen with quality finishes and functional storage solutions
- Ideally located close to Gungahlin Marketplace, light rail, parks and local amenities
- A perfect opportunity for first home buyers, down-sizers or investors seeking lifestyle and convenience

Living - 63m² + 55m²
Total Area - 118m²

Strata + Sinking Fund - $1,312 pq. approx*
Rates - $517 pq. approx*
Rental Income - $600-$650 pw. approx*











MORE DETAILS

Property ID	376EGCY
Property Type	Unit
House Size	63 m2
Land Area	9026 m2
EER	6
Including	Air Conditioning

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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