



LJ Hooker



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38/329 Flemington Road, Franklin

Comfort Meets Convenience



Designed for comfort and effortless living, this ground-floor apartment with no stairs delivers a blend of modern finishes and everyday practicality in one of Franklin's most connected locations.

The open living extends directly to a private courtyard where you'll enjoy relaxing after a long day. The kitchen features stone benchtops and stainless-steel appliances. The bedroom includes a built-in wardrobe and sits beside a two-way bathroom. Reverse-cycle heating and cooling plus an internal laundry complete the home.

Situated moments from the light rail, the lifestyle here is all about convenience. Shops, cafés, parkland, and Gungahlin Town Centre is just minutes from your door. Whether you're entering the market, looking to downsize, or securing an investment in a high-demand location, this apartment represents a fantastic opportunity in an area that continues to grow in popularity.

A comfortable, modern home in a position that's hard to beat. Book an inspection now!

- Ground floor apartment
- Bedroom with built in robe
- Two-way bathroom

1  1  1 

FOR SALE
\$330,000

AGENTS

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AGENCY

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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.

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- Open living and kitchen
- Large private courtyard
- Reverse-cycle heating and cooling
- Storage Shed and covered parking
- 1.8km form Harrison School
- 1.2km from Gungahlin Town Centre
- 250m from Manning Clark North Light Rail Station
- Fixed lease 2 June 2026
- Current rent \$450 p.w

Year built: 2010
 Living size: 53 sqm
 Balcony: EER: 6.0
 B/C: \$4,540 p.a.
 Rates: \$2,010 p.a.
 Land Tax: \$2,396 p.a (investors only)

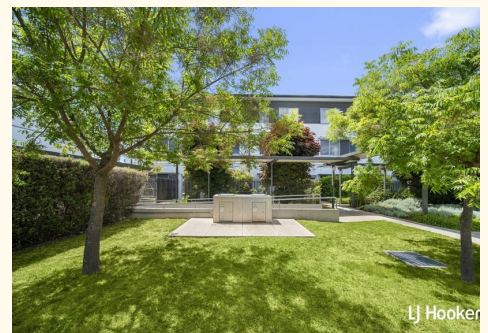
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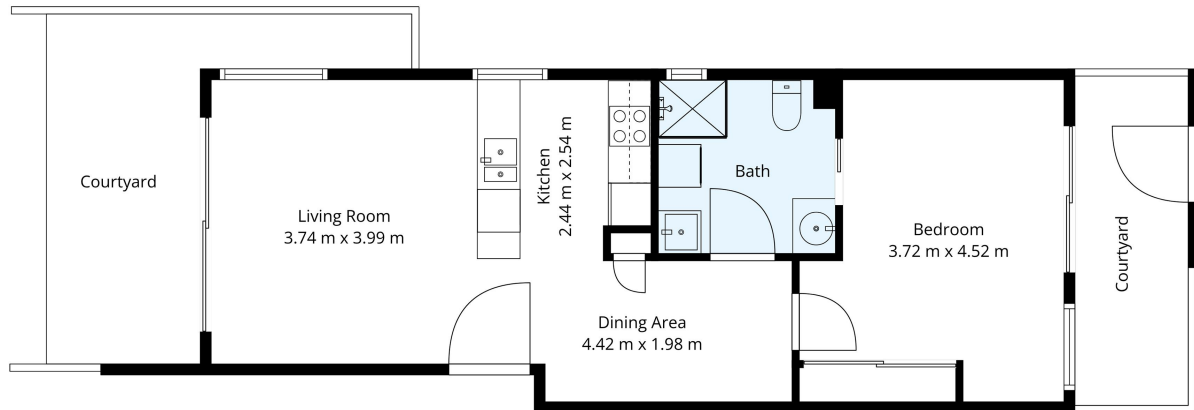
MORE DETAILS

Property ID	HP0QEF8H
Property Type	Unit
House Size	53 m2
EER	6
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes

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