



Franklin, 43/303 Flemington Road

Ground Floor Gem in the 'Vista' Complex with Dual Courtyard

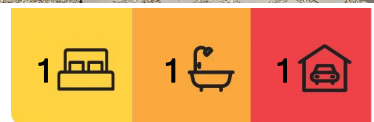
Why You'll Want To Call This Home..

"Neat as a pin and thoughtfully designed, this home boasts a full-sized kitchen with bonus storage and not one, but two private courtyards, perfect for outdoor living and entertaining."

Discover modern living at its finest in this ground-floor, single-bedroom apartment in 'Vista' complex. Thoughtfully updated with new flooring in January 2024, fresh carpet, this home offers a sleek and contemporary lifestyle in a prime location.

A standout feature is the expansive 25 sqm north-facing courtyard accessible from the living area, perfect for entertaining, relaxing, or enjoying the outdoors in privacy.

Additionally, the bedroom opens to its own private 18 sqm courtyard, creating a peaceful retreat and ensuring seamless indoor-outdoor living.



For Sale
\$365,000+

View
ljhooker.com.au/34Z1GCV

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EER ★★★★★



LJ Hooker Gungahlin
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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.

The interior features a well-appointed kitchen with stainless steel appliances, including a dishwasher, and plenty of storage. The open-plan living area is bathed in natural light and connects effortlessly to the outdoor spaces. Newly installed automatic blinds and a reverse cycle split-system air conditioner enhance comfort and convenience throughout the year.

With its modern upgrades, dual courtyards, and convenient ground-floor location, this apartment delivers the ultimate blend of style, comfort, and practicality. Don't miss this opportunity to secure a unique and inviting home!

Features…

- Good sized bedroom with built-in robe
- Full-sized kitchen
- Open plan living & dining area
- North-facing courtyard off living area
- 2nd private courtyard off bedroom
- Automatic blinds
- Updated flooring in living/dining (Jan 2024)
- New carpets in bedroom (Jan 2024)
- Reverse cycle heating & cooling in living area
- 1x secure parking space
- 1x storage cage
- Located on the light rail strip
- Short walk to Gungahlin town centre
- Sold with vacant possession

Other quick stats you may want to know

Internal living size: 65 sqm

External: 42 sqm

Level: Ground floor

Aspect: North

Rates: \$352.00 per quarter approx

Bodycorp: \$853.46 per quarter approx

Landtax (if rented): \$425.38 per quarter approx



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More About this Property

Property ID	34Z1GCY
Property Type	Unit
EER	6
Including	Air Conditioning Induction Cooking Vinyl Tiles Gas Hot Water

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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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