



Franklin, 45/303 Flemington Road

North Facing and Move-In Ready

This single bedroom apartment is a perfect combination of convenience and style without having to compromise on living space. Located in the 'Vista' complex, the apartment presents beautifully with brand new carpet and paint through-out & open plan living, which extends through to a covered, north facing balcony at the front of the property.

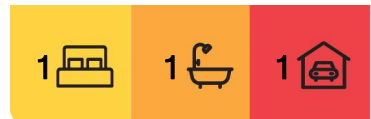
The full-sized kitchen has ample storage, with stainless steel kitchen appliances including a dishwasher. There is a split system reverse cycle air conditioner for year-round comfort. The bedroom is generous in size and has a unique offering of a walk-in robe! Making the bedroom feel more spacious and making storage a breeze. A single car space is located underground in a secure carpark, which is where you'll find even more room for your belongings with your own storage cage.

With the light rail network only a moment from your doorstep, the daily convenience will be a pleasant surprise and the investment potential will be sure to continue for years to come.



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.

SOLD



For Sale
\$365,000+

View
ljhooker.com.au/34QXGCY

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EER ★★★★★★

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Features:

- Good sized bedroom with walk-in robe
- Full-sized kitchen
- Open plan living & dining area
- North-facing balcony
- 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: 9 sqm
- Level:1
- Aspect: North
- Rates: \$352.00 per quarter approx
- Bodycorp: \$853.46 per quarter approx
- Landtax (if rented): \$425.38 per quarter approx

More About this Property

Property ID	34QXGCV
Property Type	Unit
House Size	65 m ²
Land Area	10386 m ²
EER	6

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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.

Produced by DIAKRIT