



Franklin, 75/51 Nullarbor Avenue

Charming Urban Oasis with Spacious Balcony

Welcome to your urban sanctuary nestled above local shops! This stunning 1 bedroom, 1 bathroom unit offers a perfect blend of modern convenience and cozy comfort. Located atop Franklin shops in the 'Ivy' complex, you'll enjoy the convenience of nearby amenities while still relishing your private retreat.

This unit features a spacious bedroom, providing a peaceful space for relaxation. The sleek and stylish bathroom boasts a built in robe, access to the balcony, and ample space for your daily routines.

Embrace your culinary skills in the expansive kitchen, equipped with stainless steel appliances, ample counter space, and plenty of storage for all your kitchen essentials.



For Sale

\$375,000+

View

ljhooker.com.au/33E6GCY

Contact

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EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999



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.

Experience the luxury of designated parking with your own 1-car space, ensuring hassle-free arrivals and departures. Step outside to your own private oasis – a generously sized wrap-around balcony offering panoramic views of the surrounding neighborhood. Whether you're sipping morning coffee or entertaining guests, this outdoor space is perfect for relaxation and enjoyment.

Conveniently situated above local shops, this unit offers easy access to everything you need. Explore nearby eateries, boutiques, and entertainment venues, or simply take a leisurely stroll through the vibrant neighborhood streets.

Don't miss out on the opportunity to experience urban living at its finest in this charming unit with a large wrap-around balcony and spacious kitchen. Schedule a viewing today and make this your new home sweet home!

Features:

Large 28 sqm wrap around balcony with access from living area and bedroom

Bedroom with built in robe

Full sized kitchen with ample bench and storage space

European laundry

Located above local shops with Woolworths

Designated underground parking with storage cage

More information you may want to know..

Internal living size: 58 sqm

External living size: 26.8 sqm

Total size: 84.8 sqm

Strata fees: \$761.67 per quarter (approx)

Rates: \$367.50 per quarter (approx)

Land Tax: \$437.69 per quarter (approx.) if rented out

Level: 2



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More About this Property

Property ID	33E6GCY
Property Type	Unit
House Size	84 m ²
EER	6
Including	Air Conditioning

Jake Bunday 0411 367 920

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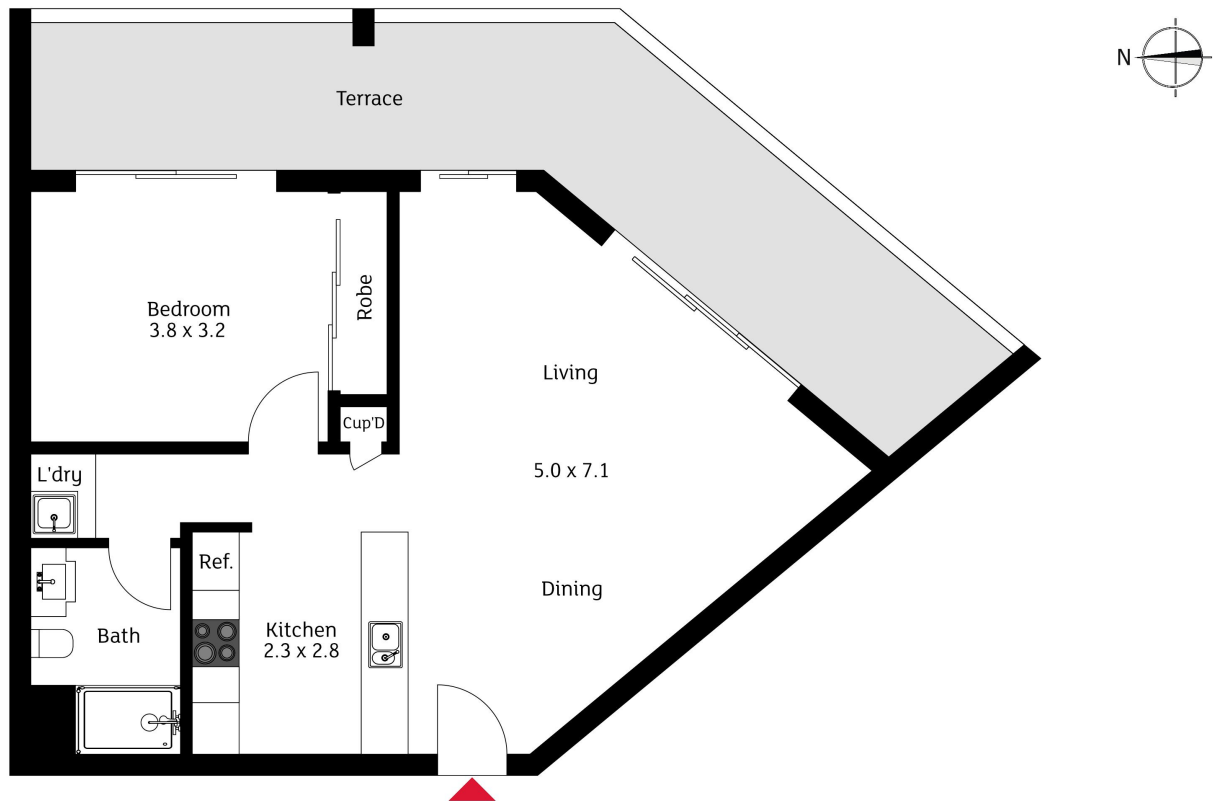
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

75/51 Nullarbor avenue, Franklin

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