

## Franklin, 85/51 Nullarbor Avenue

### Spacious Corner Unit with Wrap-Around Balcony

Discover your dream urban retreat with this oversized 1-bedroom, 1-bathroom unit, perfectly positioned on the corner of the Ivy complex above the lively Franklin shops. Offering a unique combination of modern style, comfort, and unbeatable convenience, this property stands out in both size and features compared to other one-bedroom homes on the market.

Soak in panoramic views from the expansive, private wrap-around balcony, ideal for entertaining, relaxing, or enjoying a quiet coffee with the sunrise. The large, fully equipped kitchen is a chef's delight, featuring stainless steel appliances, generous counter space, and ample storage - a standout feature rarely seen in one-bedroom properties.

This unit boasts a bright and airy bedroom, offering a peaceful retreat providing balcony access and a built-in wardrobe. Adding to its appeal, the extra-large parking spot ensures hassle-free arrivals and departures, accommodating your needs with ease.



**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.



**For Sale**  
\$365,000+

**View**  
[ljhooker.com.au/354EGCY](http://ljhooker.com.au/354EGCY)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

Located right above the vibrant Franklin shops, this home offers unmatched convenience. Everything you need is at your doorstep, from dining and shopping to public transport and local amenities, making it a perfect blend of lifestyle and practicality.

This exceptional unit is a rare find in today's market, combining premium features with an unbeatable location. Don't miss the opportunity to make it your new home - schedule your viewing today!

Features..

- Well looked after and fastidiously maintained
- Large 19sqm wrap around covered balcony with great views and access from living area and bedroom
- Full size kitchen with ample bench and storage space
- European designed laundry
- Single decent sized bedroom with large built in robe
- Located right above Woolworths, chemmist, other stores and Auspost parcel lockers
- Canberra tram and bus network closeby
- Designated extra large secure underground parking close to lift, storage cage and visitor parking
- Lots of storage space from cupboards
- Reverse cycle air conditioning

More information you may want to know..

- Internal living size: 60 sqm approx
- Balcony size: 19 sqm approx
- Rates: \$386.21 per quarter (approx)
- Level: 3

## More About this Property

<b>Property ID</b>	354EGCY
<b>Property Type</b>	Unit
<b>House Size</b>	60 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning Induction Cooking

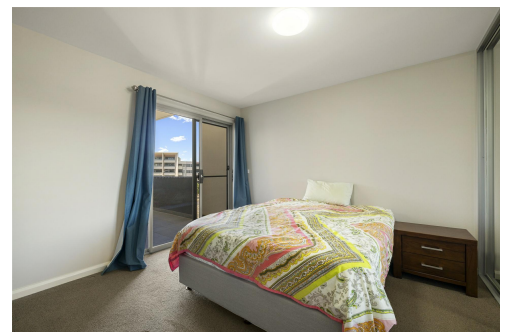
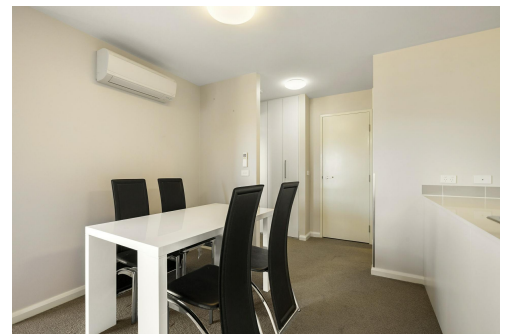
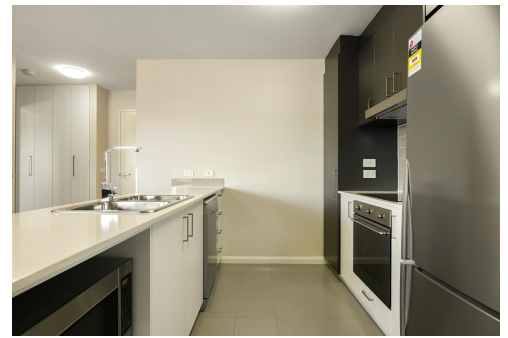
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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