



## Harrison, 125/230 Flemington Road

Welcome to your new home in the heart of Harrison!

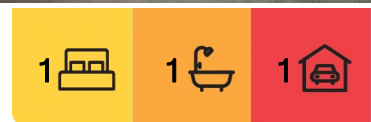
This stylish, oversized one-bedroom + study apartment is the perfect mix of modern living, comfort, and unbeatable convenience. Whether you're a first-home buyer, savvy investor, or simply chasing that lifestyle upgrade - this gem ticks all the boxes.

Step inside the open-plan layout, finished with a sleek, contemporary touch. The kitchen - complete with premium Fisher & Paykel appliances, a dishwasher, and storage - is ready to accommodate any cooking routine. The dining and living spaces flow effortlessly, creating the ultimate setup for relaxing nights in or hosting friends.

The spacious bedroom is your private retreat, boasting built-in wardrobes and direct access to the balcony - perfect for those lazy Sunday mornings or evening sessions. Plus, enjoy the bonus of a full-sized separate study room - ideal for working from home, setting up a creative studio, or even converting into a guest space. The chic bathroom features a euro-style laundry.



**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**  
\$390,000+

**View**  
Sat 10th May @ 3:00PM - 3:30PM

**Contact**  
**Tom Grenfell**  
0432 383 753  
tom.grenfell@ljhcanberracity.com.au

**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

Enjoy the outdoors from your own private balcony, perfectly sized, ideal for morning coffee, evening relaxation, or entertaining guests. This sunlit space seamlessly connects to the living area, extending your home into the fresh air.

Located right on bustling Flemington Road, you're just steps away from shopping, cafes, parks, and the light rail - getting around Canberra has never been easier! This is more than just an apartment - it's a life of convenience.

**Key Features:**

- Spacious open-concept layout.
- Well-appointed kitchen.
- Inviting living room flowing from the kitchen and dining area.
- Reverse cycle heating and cooling.
- Generous bedroom with mirrored built in robes.
- Modern bathroom.
- Private balcony off bedroom and living.
- Dedicated parking space & storage cage for your convenience.
- Light rail outside your doorstep
- 5 minute drive to Gungahlin shopping centre.
- North-east facing balcony.
- Access to communal areas

Property Address: 125/230 Flemington Road, Franklin, Canberra.

Living space: 61m2 Courtyard 14m2.

Strata Fees: \$1,354.32 per quarter (approx.)

Rates: \$338 per quarter (approx.)

Land Tax: \$383 per quarter (approx. if rented)

Current rental appraisal: \$460 - \$480 per week (approx.)

EER: 6.0 stars

\*Disclaimer: The tiles in the current photos are a lighter color than the tiles that are currently in the property. They are a dark color Scheme\*

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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## More About this Property

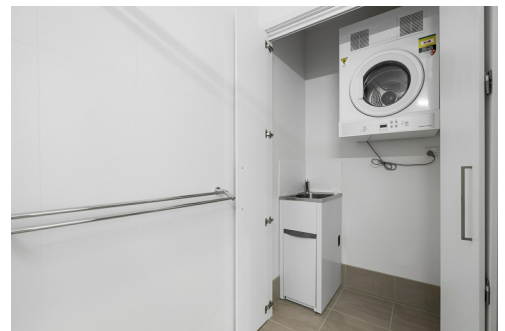
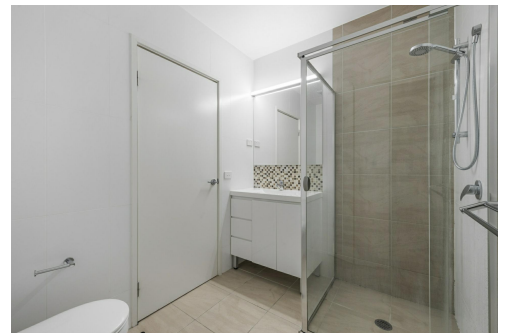
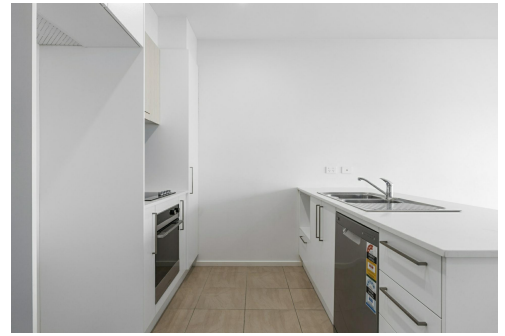
<b>Property ID</b>	2D6SFHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Air Conditioning Balcony Dishwasher Built-in-Robes

**Tom Grenfell 0432 383 753**

Sales Consultant | [tom.grenfell@ljhcanberracity.com.au](mailto:tom.grenfell@ljhcanberracity.com.au)

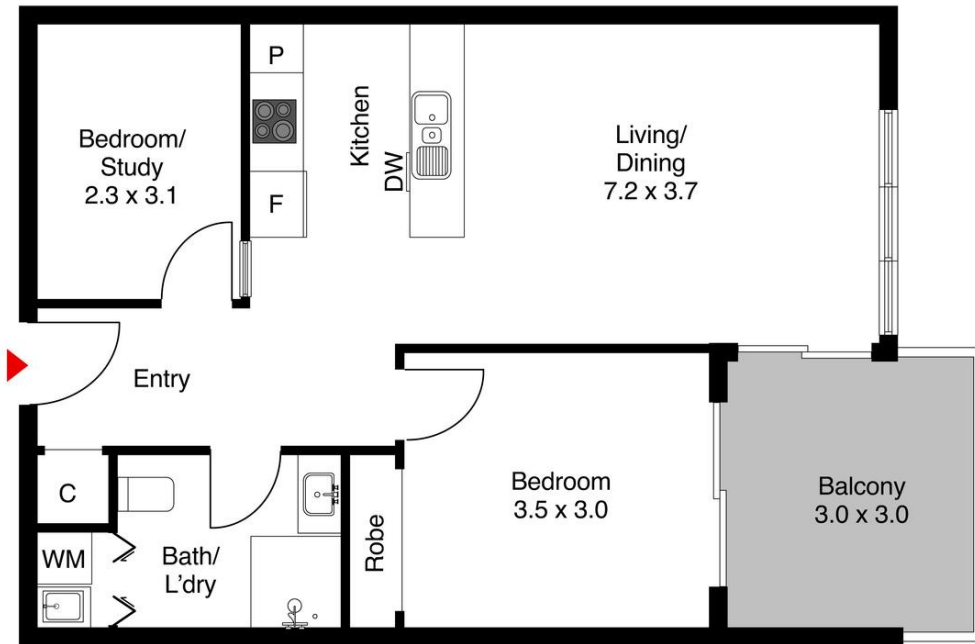
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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