

21/283 Flemington Road, Franklin, ACT, 2913

CARTER + CO

Apartment For Sale

Thursday, 31 October 2024

21/283 Flemington Road, Franklin, ACT, 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Location here is key, surrounded by local amenities

Why You Want To Live Here...

This delightful second-floor unit presents a fantastic opportunity for you to step into the Canberra property market, or for astute investor. Located on Flemington Road, you have light-rail right at your doorstep, while the Franklin shops and Gungahlin Town Centre are only moments away.

Stepping inside and you're greeted by a spacious open plan layout, a space where you'll enjoy entertaining or simply just relaxing. This space also connects to well appointed kitchen that is complete with beautiful stone benchtops and modern appliances that will have you cooking in style.

This is a great opportunity purchase what is a stunning apartment that's walking distance of an abundance of local facilities. Location here is key, the property is surrounded by schools, shops, parks, bicycle tracks & only minutes' drive to the city.

The Features You Want To Know...

- + Two spacious size bedrooms with BIR
- + Master bedroom serviced by ensuite
- + Carpet to floor in bedrooms
- + Laminate flooring in living and tiles to wet areas
- + Stainless steel appliances (Gas cooktop, Rangehood, Oven & Dishwasher)
- + Reverse Cycle units in both the bedrooms and family dining area
- + European style laundry
- + Downlights throughout the house
- + Gas hot water unit
- + NBN Connected
- + Secure entrance to the building
- + Two secure underground parking spaces & storage cage

The Location...

- + 1 minute to the Light Rail Station
- + 3 minutes to the Franklin School
- + 3 minutes to the Franklin Recreational Playground
- + 4 minutes to the Franklin Shops
- + 4 minutes to the Gungahlin Town Centre

The Stats You Need To Know!

- + Internal living: 73m² (approx.)
- + Balcony: 9m² (approx.)
- + Garage: Two secure car space and storage cage
- + Built: 2014
- + EER: 6.0
- + Rates: \$408p.q.(approx.)
- + Land Tax: \$544p.q.(approx.)
- + Strata: \$829p.q.(approx.) *including sinking fund