

54/311 Flemington Rd, Franklin, ACT, 2913

LUTON

Apartment For Sale

Tuesday, 5 November 2024

54/311 Flemington Rd, Franklin, ACT, 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Ground floor, light-filled apartment with two courtyards

In pristine condition, this ground floor apartment offers beautiful light filled living. The north facing open plan living room and kitchen opens onto the front courtyard, offering a lovely space for entertaining. A study nook and European laundry also offer additional space. The bedroom, with built-in-robe also have sliding door access to the private rear courtyard. A spacious two-way bathroom with floor to ceiling tiles completes the offering. With a secure car space, paired with a very convenient location this in an apartment not to be overlooked! Features: Light filled living and cross ventilation from two courtyards on either side of the apartment (rarely seen) Northerly aspect to the front Ground floor location Immaculate condition Secure car space Open-plan living room with reverse cycle air conditioning and sliding door access to front courtyard Kitchen with stainless steel appliances European laundry Study nook Bedroom with built-in-robe and sliding door access to rear courtyard with garden shed Two-way bathroom Convenient location, very close to Gungahlin, Light rail, Mitchell and Franklin shops and easy commute into the city EER: 6 Land Rates: \$1,830 P/A approx Body Corporate: \$1217 P/Q including sinking fund approx Living Area: 56m² approx Outdoor Terraces: 33m² approx Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given. Floorplan measurements may not be to scale and should not be relied upon