

70/227 Flemington Rd, Franklin, ACT, 2913

TIMOTHY R^D

Apartment For Sale

Tuesday, 21 January 2025

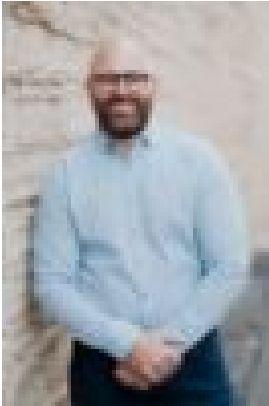
70/227 Flemington Rd, Franklin, ACT, 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Tim McInnes
0401097568



Annabelle McInnes
0419144208

The bushland view

The bushland view
The road home...Nestled in a location of unparalleled convenience, this apartment epitomises the best of urban living. Situated just moments from the light rail network, your daily commute and lifestyle will be effortlessly transformed by this seamless accessibility. Positioned on the second floor, this thoughtfully designed two-bedroom, two-bathroom residence boasts a spacious layout that captures the serene native bushland. Bathed in natural light, the open-plan design caters perfectly to the discerning modern minimalist, creating an inviting and versatile living space. Year-round sunlight streams through the living areas, enhancing the sense of warmth and openness. The modern kitchen is a culinary delight, featuring premium stainless steel appliances and elegant finishes, while the full-sized bathroom, ensuite, and European laundry offer practicality with style. A reverse-cycle heating and cooling unit ensures comfort throughout the seasons. The road ahead...The generously proportioned balcony is an undeniable highlight, designed to enhance the indoor-outdoor flow. Whether it's hosting friends for an evening gathering or enjoying a tranquil morning cup of tea, this space is destined to become your personal sanctuary. Practicality meets security with double secure basement car space, complemented by a lockable storage cage and lift access. The Aamira complex further elevates your lifestyle with outstanding communal amenities, including a tennis court, gymnasium, and BBQ area, offering endless opportunities for recreation and relaxation. This is more than just a home; it's a gateway to a vibrant and fulfilling lifestyle. Quality features include...• Open-plan living room• Inviting balcony with views• Modern kitchen with quality appliances• European laundry• Modern bathroom and ensuite• Reverse cycle split system air conditioning unit• Double secure car spaces, plus storage cage• Visitor car spaces in front of building• NBN connection to building• Complex features gymnasium, tennis court and barbeque facilities• Located close to Franklin Woolworths, cafes, The Gungahlin Marketplace, local schools and the light rail station
Body corporate - \$1,225.95 per quarter (approx.)
Living area - 90m² (approx.)
Balcony - 11m² (approx.)