

5/311 Flemington Road, Franklin, ACT, 2913

Canberry.

Townhouse For Sale

Friday, 29 November 2024

5/311 Flemington Road, Franklin, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Melissa Martin-Smith

Location, Lifestyle and Convenience

**** Please note when inspecting this property, it is accessed from Henry Kendall Street, Franklin ****

Tucked away in a peaceful, tree-lined street with direct street frontage, this expansive two-level townhouse offers a perfect blend of modern living and exceptional convenience.

Step inside to a spacious living room that flows effortlessly into a private front courtyard, where mature deciduous trees create a tranquil setting, showcasing nature's seasonal beauty.

The freshly painted interiors and new carpeting immediately make an impression, guiding you further into the home. A separate dining room and functional kitchen lead to another generously sized courtyard, ideal for both relaxation and entertaining.

Upstairs, you'll find three spacious bedrooms, including a large primary bedroom with an ensuite, walk-in robe, and a private balcony – the perfect retreat for a quiet morning coffee or curling up with a good book. The other two bedrooms, both accommodate queen-sized beds, feature built-in robes and are serviced by a family bathroom.

For those who work from home, bedrooms two and three are spacious enough to comfortably fit two 6ft dining tables, allowing for two people to easily work side by side whilst still having a spare bedroom for guests or children.

Completing this impressive home is a separate laundry with an integrated powder room on the lower level, plus two secure, side-by-side car parks for added convenience and peace of mind.

Residents of the complex can also enjoy access to an in-ground swimming pool and BBQ facilities, offering the ideal setting for relaxation and leisure.

Conveniently located with easy access to the Manning Clark North Light Rail for a quick 30-minute ride into Canberra City, or a short walk to the Gungahlin Town Centre, which boasts a variety of amenities.

This home truly offers everything you could need and more!

At a glance...

- ☑ Direct street frontage
- ☑ Quiet tree-lined street
- ☑ Three generously sized bedrooms
- ☑ Primary bedroom with ensuite, walk in robe and balcony
- ☑ Two bedrooms with built in robes
- ☑ Family bathroom with shower, vanity and toilet
- ☑ Spacious living room flows to front private courtyard
- ☑ Separate dining room and functional kitchen lead to another generously sized courtyard, ideal for both relaxation and entertaining.

- ☒ Downstairs laundry with powder room
- ☒ NBN
- ☒ Understairs storage
- ☒ Ducted reverse cycle heating and cooling
- ☒ Two secure parking spaces – side by side
- ☒ Inground pool in complex
- ☒ Two BBQ areas in complex
- ☒ Moments to the Light Rail and Gungahlin Town Centre

Property information...

- Living : 113m² (approx.)
- Secure Carparking Spaces : 27m² (approx.)
- Courtyards and Balcony: 55m² (approx.)
- EER: 6.0
- Year built: 2012
- Strata Fees (Administrative Fund): \$1,374.45 per quarter (approx.)
- Strata Fees (Sinking Fund): \$350.43 per quarter (approx.)
- Rates: \$343.14 per quarter (approx.)

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