

64/227 FLEMINGTON ROAD, FRANKLIN, ACT, 2913

Sarah Cooper
FREELANCE AGENT



FOR SALE

BIGGER, BRIGHTER, AND BEAUTIFULLY LOW-MAINTENANCE

Come and fall in love with low-maintenance living and a lifestyle of comfort in this beautifully presented one-bedroom apartment, perfectly positioned in one of Franklin's most convenient and peaceful complexes. Larger than most and designed for effortless enjoyment, this home offers a wonderful sense of space, light, and relaxation — all with a picturesque outlook towards the mountains.

Step inside to an inviting open-plan living and dining area that flows seamlessly onto a generous balcony — your private retreat to enjoy morning coffees, quiet evenings, or watching the sun set over the mountains. The interiors are light-filled and thoughtfully designed, with reverse-cycle air conditioning ensuring year-round comfort. The modern kitchen is as practical as it is stylish, featuring sleek stone benchtops, quality SMEG stainless-steel appliances, an induction cooktop, and ample storage. The spacious bedroom enjoys abundant natural light and includes a mirrored built-in wardrobe, while the bathroom impresses with floor-to-ceiling tiles and a European-style laundry complete with dryer — making everyday living easy and efficient.

You'll love the lifestyle on offer here. Spend your weekends enjoying a friendly game of tennis with friends on the residents' court, or save on gym memberships with 24/7 access to the on-site fitness centre. The beautifully landscaped communal gardens and BBQ area provide the perfect space to unwind or entertain without ever leaving home.

When it comes to location, you couldn't ask for better. Everything you need is just moments away — the light rail at Nullarbor stop is only a short stroll from your door, making city commutes simple and stress-free. You'll never have to worry about running out of essentials, with Woolworths just five minutes' walk away, and the local medical centre is only two minutes from home for total peace of mind. On weekends, you can take a relaxing stroll to the nearby lake, enjoy the fresh air, or head to Gungahlin Town Centre — just a quick six-minute drive — for shopping, dining, and entertainment. Even Canberra's CBD is only around 18 minutes away, keeping you connected to everything while still enjoying the quiet comfort of Franklin living.

With secure basement parking, a storage cage, and lift access, everything here has been designed to make life simple. Whether you're a first-home buyer seeking a modern, move-in-ready home or an investor looking for a set-and-forget opportunity, this property ticks every box.

1 BED | 1 BATH | 1 CAR

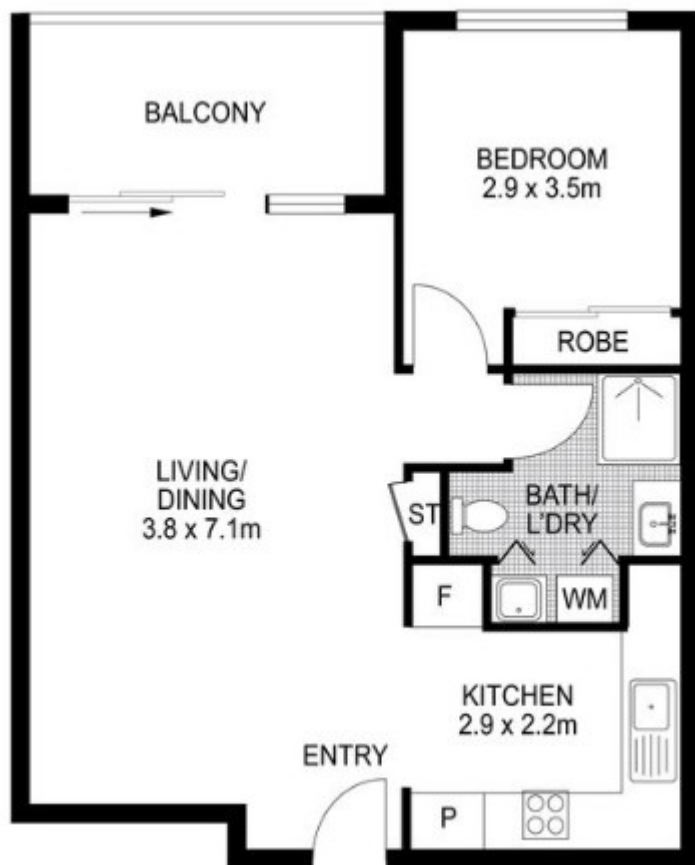
PRICE:
\$350,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.