# 35/241 Flemington Road Franklin ACT 2913

2 2 2

$610 per week

Date available: 21 September 2026
Book Inspection

## Modern Apartment Living with Light Rail at Your Doorstep

Positioned within the popular "Ivy complex", this spacious and contemporary apartment offers convenience, comfort and easy access to everything the Gungahlin region has to offer.

Featuring approximately 84mÂ² of internal living, the apartment provides a generous open-plan layout that flows onto a private balconyâ€”perfect for relaxing or entertaining.

The modern kitchen overlooks the living and dining area and includes quality appliances, ample storage and a dishwasher. Both bedrooms are well proportioned, with the main bedroom complemented by its own ensuite.

Ideally located directly along the light rail corridor, residents can enjoy effortless travel to Gungahlin Town Centre, Dickson and Canberra City. Local shops, cafÃ©s, restaurants and everyday conveniences are also within easy reach.

Property features include:
* Two spacious bedrooms with built-in wardrobes
* Main bedroom with ensuite
* Modern main bathroom
* Open-plan living and dining area

* Contemporary kitchen with quality appliances and dishwasher
* Reverse-cycle heating and cooling
* Private balcony
* European-style laundry
* Two secure car spaces
* Secure building with lift access
* Convenient access to light rail
* Close to Gungahlin Town Centre, local shops and amenities

This well-positioned apartment offers an outstanding lifestyle for tenants seeking modern living with excellent transport connections.

* This property complies with the minimum ceiling insulation standard.
* The tenant is required to seek the lessorâ€™s written consent to keep a pet at the property.
* EER 4.0
* Available NOW

Inspection Guidelines:
(For www.canberrapropertypartners.com.au and www.allhomes.com.au only)
1. To schedule an inspection, simply click the "BOOK INSPECTION" button.
2. Register to attend an existing inspection.
3. If there's no scheduled time available, register anyway to ensure we can notify you once a time is arranged.
4. Failure to register means we won't be able to inform you of any changes, cancellations, or additional inspection times. Remember, inspections may be cancelled if no registrations are received, so please ensure you register.

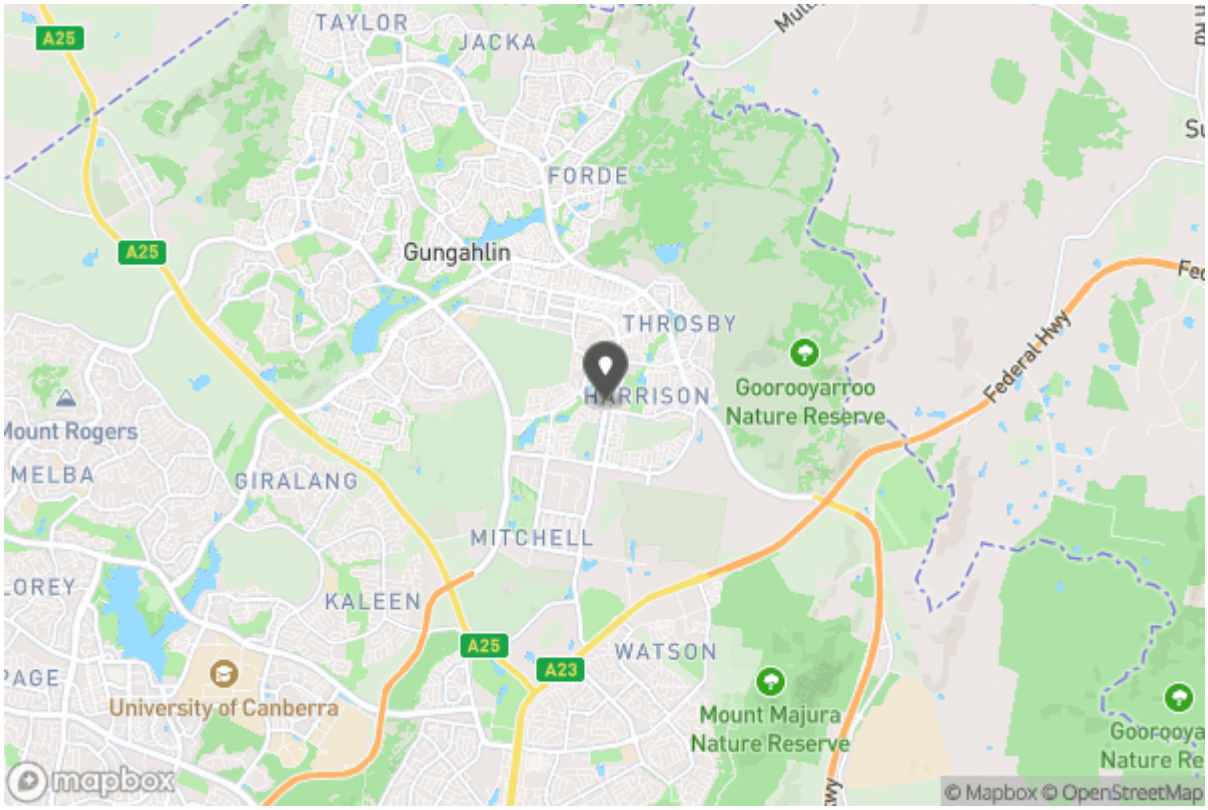
Pet Policy:
Per the Residential Tenancies Act Clause 71AE, tenants must submit a written request to the lessor for consent to keep pet(s) on the property. The lessor may impose conditions on this consent, such as specifying the number and type of animals permitted and any associated rectification costs.

Rent Options:
At Canberra Property Partners, we offer our tenants flexible rental payment options, including weekly, fortnightly, or monthly payments tailored to your pay cycle. Feel free to inquire for further details.

Disclaimer:
While we strive to provide accurate marketing information, Canberra Property Partners disclaims liability for any errors or inaccuracies within this listing. Interested parties are encouraged to conduct their own research to verify the provided information.

# Gallery

# Location Map



Brett Russell

brett@canberrapropertypartners.com.au

2/18 Winchcombe Court
Mitchell ACT 2911

## Why Book with Canberra Property Partners

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

Apply Online

https://2apply.com.au/Property?agentID=CanberraPP&uniqueID=IRE6230693

## More Information

For more information about renting through Canberra Property Partners, head to https://www.allhomes.com.au/agency/canberra-property-partners-631459/?tab=1&page=1

View our full rental list at the link below and book to inspect now!

More Rental Properties

https://www.canberrapropertypartners.com/copy-of-recently-sold-1