

# 11 Dolling Crescent, Flynn, ACT 2615

## House For Sale

Saturday, 9 December 2023



11 Dolling Crescent, Flynn, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kate Billson  
0417514045



Graham Bush  
0427225823

## Auction

Welcome to your dream home in the heart of the family-friendly suburb of Flynn. This stunning open plan living and dining, 4-bedroom property offers a perfect blend of elegance, functionality, and comfort for your entire family all the while sitting proudly on an 883m<sup>2</sup> corner block. Step through the door and instantly be impressed by the oversized family entertaining and living space. An entertainer's kitchen beckons with a hidden pantry, stunning island Caesarstone bench with waterfall on one side and a matching splashback, impressive Westinghouse 90mm induction 4 burner cooktop, Electrolux rangehood, and Westinghouse pyrolytic under bench oven. Imagine yourself cooking up a storm while friends and family are enjoying a glass of something, or the children are doing their homework. Gold fixtures, carefully curated, add a touch of glamour, creating an ambiance that is both timeless and sophisticated. There is plenty of space for the family dining table as well as abundant room to lounge back and watch your favourite movie or sporting game on the television. The 'kids wing' offers a master bedroom with built in robes, a second bedroom with built in robes, and the third as either a study, craft room or additional bedroom. There is a beautiful family bathroom complete with bath which has been recently updated highlighting a touch of lux with gold fittings. The master suite is at the opposite end of the home allowing for a sanctuary to retreat to after the days' work, featuring a spacious and on-trend ensuite and reverse cycle air conditioner. With stunning vinyl laminate floors throughout the home and plush carpet underfoot, ceiling fans in the bedrooms, and ducted gas heating, and evaporative cooling, this home has everything you need for year-round comfortable living. Step outside to a large covered entertaining pergola, perfect for hosting family BBQs, or a space to watch the children play in the back yard. A standalone studio or multipurpose room invites you to make it your own and create a space that reflects your unique lifestyle. A double lock-up carport allowing for rear yard access, perfect for the tradie trailer completes this beautiful family home. Beyond the property's allure is a community that thrives on family values, offering an atmosphere of belonging and tranquillity. Convenience and charm merge seamlessly in this locale, making it an ideal canvas for a life well-lived. Flynn is renowned for its family-oriented atmosphere, boasting excellent schools, parks, and community facilities. Enjoy a peaceful neighbourhood while still being close to essential amenities, making it the perfect place to raise a family. Features 883m<sup>2</sup> block Reverse cycle ducted heating/cooling Keyless entry Plush carpet to bedrooms Vinyl laminate flooring Stone splashback Stone island and waterfall bench top Westinghouse pyrolytic oven Induction cooktop Hidden pantry Luxe gold fixtures to kitchen and bathroom Plenty of storage Double carport Rear yard access Ceiling fans in bedrooms Rheem Solar electric hot water Low-maintenance landscaping for more family time. Proximity to shopping centres, schools, and recreational areas. Essentials: EER: 1 Living area: 128m<sup>2</sup> approx Block size size: 823m<sup>2</sup> Garage: 63m<sup>2</sup> Rates: \$2,912 approx Land tax (investors only): \$4,818 approx. Age: 1973 Expected Rental return: \$720 pw - \$750 pw