

14 Bird Place, Flynn, ACT 2615

BLACKSHAW

House For Sale

Monday, 14 August 2023

14 Bird Place, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

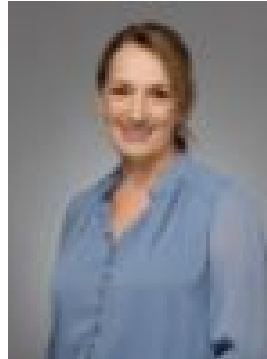
Parkings: 1

Area: 1304 m2

Type: House



Matt Sebbens
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Naomi Sachs
0261473396

\$1,250,000

Welcome to 14 Bird Place, Flynn, a captivating residence nestled on the fringe of Mount Rogers reserve, surrounded by picturesque rural outlooks on not just one, but TWO sides of your very own 1300m² block. The Kentucky Log Cabin design provides a warm embrace, exuding charm and character at every corner. Thoughtfully extended over the years the home delivers multiple living zones catering to your every desire. Dive into a world of imagination in the cosy library/games area or unwind and relax in the sunken TV area. And for the host in you, a grandiose kitchen can comfortably seat 14 guests for dinner. The culinary enthusiast will be truly captivated by the elegantly modernized kitchen, complete with state-of-the-art amenities that promise to craft not only delicious dishes but also weave the threads of countless treasured moments shared amongst loved ones. Need to work from home? We've got you covered with a dedicated home office space, ensuring you stay productive and focused. And for all the artists and creatives, a separate insulated studio to unleash your passion and talents. Just imagine, the master suite where every morning, you'll be gently awakened by a green-filled outlook, like a breath of fresh air, invigorating your soul. This home isn't just a house; it's a sanctuary that wraps around you like a soft, comforting blanket. A place where tranquility reigns supreme, and the outside world simply fades away. PLEASE NOTE: This home requires some remedial work. Please contact either Matt or Naomi who can provide full details. Key Features: Kentucky Log Cabin design with atrium-style entry Multiple living zones, including a sunken library Spacious home office with external access Insulated studio, perfect for a games room or gym Renovated kitchen with walk-in pantry Fisher & Paykel oven, microwave/convection oven & 900mm induction cooktop Main bedroom with raked ceilings Ensuite divided into two separate rooms Main bathroom with insulated soaking tub Nature reserve on two sides of the home Stunning native gardens Combination of under-tile and in-slab heating Slow combustion fireplace Ceiling fans throughout 15kw solar system Double glazed windows and doors Three phase power Living size: 286m² approx. Studio: 33m² (unapproved) Land size: 1304m² EER: 3.5 star Rates: \$4,660.97 approx. Land tax: \$8,060 approx. UV: \$722,000