

# 14 Crawford Crescent, Flynn, ACT 2615



## Sold House

Tuesday, 19 September 2023

14 Crawford Crescent, Flynn, ACT 2615

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 731 m<sup>2</sup>

Type: House



Eoin Ryan-Hicks



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**\$825,000**

Situated in the tranquil neighbourhood of Flynn, 14 Crawford Crescent presents an outstanding opportunity for those seeking a versatile and modern living space. This property is a rare gem, offering a spacious 4 bedroom, 2 bathroom main house along with a separate 1 bedroom, 1 bathroom granny flat. With its potential for dual income investment or as the perfect multi-generational home, this residence offers flexibility and functionality that is truly remarkable. Step inside the main house, and you'll be greeted by contemporary features and stylish updates throughout. The open-concept living areas are bathed in natural light, creating a welcoming and airy ambiance. The well-appointed kitchen, complete with modern appliances and sleek finishes, is perfect for culinary enthusiasts and gatherings with loved ones. The main house comprises four generously sized bedrooms, providing ample space for family members or guests. The master bedroom is a retreat in itself, secluded for privacy, and offers a relaxing deck off the rear of the house, where you can unwind and enjoy your morning coffee or evening sunsets. The property's low-maintenance backyard and a charming front courtyard provide the ideal spaces for outdoor enjoyment, whether it's a cozy barbecue with friends or a quiet moment of reflection. The granny flat, with its separate entrance, adds tremendous value, whether for rental income or accommodating extended family members. Located in Flynn, this property enjoys proximity to schools, parks, shopping centres, and essential amenities. It offers easy access to transportation options for convenient commuting. 14 Crawford Crescent is a unique opportunity to embrace a modern, flexible, and harmonious lifestyle. Whether you are an astute investor or a multi-generational family, this property is designed to meet your needs. Contact us today to arrange a viewing and experience the endless possibilities that this remarkable property has to offer. This property is a rare opportunity and won't be available for long. Get in contact today Eoin Ryan-Hicks 0424 042 419 Olivia Schultz 0415 366 287

Features:-  
Four bedrooms & two bathroom main house- One bedroom, one bathroom, one Living area to granny flat - 2 car carport-  
Dual income potential- Updated kitchen- Reverse cycle air conditioning - Low maintenance & secure backyard- Large back deck- Tranquil front court yard- 731m2 block- Solar hot water with continuous gas back up  
Rates: \$2,774 p.a. approx. Land Tax: \$4,497 p.a. approx. EER: 1  
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