

14 Hedland Circuit, Flynn, ACT 2615



House For Sale

Thursday, 21 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mark Larmer And Aaron Lewis
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AUCTION - 17/04/24

Your adventure begins as you're greeted by a spacious living area, bathed in natural light from windows on two sides, setting the stage for relaxation and gathering. Continuing your journey, a separate formal dining room awaits, offering an elegant space for dinners and lively conversations. Venture further, and you'll find the heart of the home – the kitchen. Infused with timeless timber features and equipped with modern appliances, it's a culinary haven. As you explore further, a second living area unfolds, with views to the rear yard and access to the stunning timber deck – an outdoor retreat perfect for soaking in the sun's rays or hosting gatherings all year round. No detail has been overlooked in this home's comfort – each room and bedroom features separate reverse cycle heating and cooling units, ensuring year-round comfort. Carpets cradle your feet in the bedrooms while sleek timber look laminate flooring spans the living areas, combining style with practicality. Outside offers established hedges and gardens, ensuring privacy and serenity. Say farewell to endless lawn maintenance, thanks to low maintenance Astroturf, freeing up more time to actually enjoy the outdoors on your precious weekends. At the end of the journey, a large double garage awaits at the end of a long driveway which allows ample further space for all your vehicles and those of your family and friends. Make sure to watch our detailed walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Separate title, free-standing home on a spacious RZ2 block
- Positioned in a quiet street with little through traffic
- Two separate living areas
- All bedrooms separated from the living areas for extra privacy
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx):

- Living area: 175m²
- Rear deck: 29m²
- Double garage: 40m²
- Block size: 807m²
- Age: 51 years (built March 1973)
- General rates: \$2,961 p.a.
- Land tax (investors only): \$4,941 p.a.
- Conservative rental estimate (unfurnished): \$790/per wk
- EER (Energy Efficiency Rating): 1.5 stars (with a potential for 6 stars)

Inside:

- Large living room at the front of the home with windows facing East
- Rumpus room to the rear with views & access to the yard
- Kitchen with timber features, island bench, 1.5 bowl sink, 4 burner gas cooktop, ducted range hood, electric oven, provision for fridge & microwave & huge corner pantry
- Main bedroom has a full-length window overlooking the front yard, mirrored sliding door wardrobe and sliding door access to the ensuite
- Ensuite with shower, vanity with shaving cabinet over, toilet, heat lamps (with exhaust fan) & window for ventilation
- Bedrooms 2, 3 & 4 all with built in robes
- Main bathroom with full height tiling, corner shower, toilet, bath, vanity & built in cabinetry for more storage options
- Separate laundry room with corner tub, storage and access to rear yard
- 2 sets of linen cupboards in hallway
- Timber look laminate flooring in the living areas
- Carpets in the bedrooms
- Freshly painted throughout
- Individual reverse cycle units in each room
- NBN connected (FTTN)

Outside:

- Beautiful street presence with manicured gardens & hedging out the front
- Basketball hoop built in on the side of driveway, loved by kids... or adults!
- Long driveway behind security gate, to fit multiple vehicles off the road
- Larger double garage to the rear with lighting & side access
- Deck off the rumpus room, elevated & North facing, with lots of light
- Gas & electrical point on timber deck to help set up built in BBQ's with ease
- Timber fences on the side, new Colorbond fence to the rear
- Mature trees & plants plus Astroturf in the rear (no grass to mow)
- Fully enclosed rear yard, pet and kid friendly
- Gas hot water system

Construction info:

- Timber bearers & joists
- Brick veneer external walls
- Timber truss roof framing
- Concrete roof tiles
- Aluminium window frames with single glazed windows

Location:

- A short walk to Mount Rogers Primary School
- A short walk to Flynn Preschool & Childcare
- A short walk to Melba Shops, café & takeaway
- Nearby George Simpson park
- Away from any busy roads

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates