

**18 Newland Street, Flynn, ACT 2615**



**Sold House**

Wednesday, 13 September 2023

18 Newland Street, Flynn, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 949 m2**

**Type: House**

**\$885,000**

NOTE: Auction brought forward to Thursday 14th September at 5pm at Ray White, Wales St Belconnen. Take advantage of this exceptional opportunity for a low maintenance and easy-care family home that is sure to tick all the boxes! Positioned in a sought after neighbourhood that is conveniently located in the heart of Flynn is this immaculately presented A V Jennings ex-display 4 bedroom home. You can just move in and put your feet up! Upon entry into this beautiful home, you will be impressed by the abundance of natural light in the living area as the home makes the most of the northerly aspect whilst being spoiled with the new ducted reverse cycle air conditioning! With its superb aspect, this pristine home will keep you comfortable in any of the seasons Canberra throws at you year round. At the heart of the home, is the family room and updated kitchen area where you can step outside to the large undercover outdoor entertaining area which overlooks expansive parkland and distant Brindabella views. This space on offer cannot go unnoticed and is perfect for those who enjoy entertaining all year-round with family and friends. Across this single level home, and located towards the rear are four good sized bedrooms. The master bedroom consists of a generous walk in robe and updated ensuite. Bedrooms two and three have built-in robes and the fourth bedroom is positioned perfectly as a study, all adjacent to the light and bright updated bathroom. In addition to this layout, is a separate double lock up brick garage with auto door and workshop area. The neat gardens are easy care offering privacy and together with the adjoining parkland makes the perfect space for kids of all ages and your four-legged friends to play. This home is impeccably completed with a security system, window awnings, security windows and large laundry. Take advantage of the sought after location in Flynn, a suburb where the locals love the green space of parks and many walking trails, all within close proximity to local shopping centres, transport and schools. Opportunities like this don't last long! Call Mark Johnstone today on 0414 382 093 or come along to our next open exhibition. **\*\* PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT RAY WHITE 14 WALES St BELCONNEN ON THURSDAY, 14th SEPTEMBER 2023 at 5pm \*\*** Features include:- 949m2 block- 175.45m2 living space + 43.94m2 garage- Single level north facing four bedroom home- Beautifully maintained and presented- Overlooking adjoining beautiful parkland- Separate lounge & dining room- Open plan family and meals area- Walk-in robe & updated ensuite in master bedroom- Built in robes to bedrooms two and three- Large undercover rear verandah - perfect for entertaining- Very neat kitchen with plenty of storage- Updated bathroom- Full size laundry with external access- Quality curtains throughout - New ducted reverse cycle air conditioning - Additional air conditioner in family room- Security window screens- Window awnings- Back to base security alarm system- New hot water system- Double garage with auto door & workshop- Under house storage- Low maintenance yard- Friendly neighbourhood- Great location within close proximity to local schools, shops, and public transport- Just move in and enjoy Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.