

2 Flynn Place, Bungendore, NSW 2621



House For Sale

Friday, 3 May 2024

2 Flynn Place, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 691 m2

Type: House



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\$929,000-\$955,000

A rural aspect, comfortable home, low maintenance gardens, and all tucked into the ever popular Elmslea Estate... welcome to 2 Flynn Place. The living spaces are separate and set up beautifully for a family, with a dedicated living room and open plan kitchen and dining. The outdoor entertaining space is calling for a summer BBQ, but equally useful in winter, with zip track blinds which almost turn the patio into a room. The fencing is colourbond, dog proof, and has a nifty perspex top to make the most of the amazing views; paddocks, cows, native plantings and hills in the distance. With built-in robes, the four bedrooms are a good size, with a master that looks towards RU1 rural reserve land, the comfort factor of 2 Flynn Place is there. Key features: • 4 bed, 2 bath home • 2 distinct living areas • Ducted reverse cycle air conditioning • Slow combustion fire place • Morning sun to the living areas and patio, perfect for a morning coffee • Esatto dishwasher • 900mm oven and stove • Security screens • Build in wardrobes • Covered, tiled, patio with zip track blinds and ceiling fan • 22,500L water tank • Garden shed • Double garage with auto doors • Great aspect across reserve land and easy access to walking tracks, Elmslea ponds, and Spooks Hill Reserve. Please note this property has a tenancy in place until the 23rd of September. The rental value is \$720/wk. We are more than happy to answer questions regarding this aspect of the property. Located in a quiet cul-de-sac there are open grassed reserves nearby so the kids and dogs can run and play. From here, it is an easy walk to the Elmslea ponds, the school and Bungendore's local cafes and galleries. It's a 10 minute walk to the pre-school, primary and high schools. Bungendore is located just 15 minutes from HQJOC, 20 minutes to Queanbeyan and an easy 40 minute commute into Canberra's CBD, school buses to Braidwood and Canberra are in abundance (North, South Canberra and Queanbeyan). There is a local IGA, childcare centres, naturopath, doctors, physio and bakeries. Cafes and restaurants, motels and hotels and numerous shops reside in Bungendore as the town grows in tourist numbers. The lifestyle and the community are part of what makes this town so wonderful, with clubs, pubs and sports to fill your free time. For more information or to arrange an inspection, contact Ava Merriman on 0429 517 003 or Ellie Merriman on 0402 117 877, or our team at the Ray White Bungendore office on 6238 0700. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.