

**20B Wilkinson Street, Flynn, ACT 2615**



**House For Sale**

Friday, 3 May 2024

20B Wilkinson Street, Flynn, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 204 m2**

**Type: House**



Michael Braddon

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## Auction

Situated in the highly sought-after suburb of Flynn, this contemporary four-bedroom ensuite home is spacious and near-new. Embracing natural light and planned for seamless indoor-outdoor living, enjoy an easy-care lifestyle with views of the Brindabellas from the kitchen and balcony. The master suite offers the ultimate retreat with a generously sized walk-in robe and ensuite, whilst the remaining three bedrooms are large and equipped with built-in robes. The home's design has been thoughtfully considered, creating a well-proportioned and practical layout for modern family living. The gourmet kitchen boasts stone benchtops, soft-closing cabinetry, and is the perfect heart of the home. The open plan layout allows easy access to the adjoining living and dining while flowing directly onto a sun-drenched alfresco area overlooking landscaped gardens, offering the ideal space to entertain guests and loved ones. There is also plenty of space to securely park a caravan or boat around the side of the home. Situated within easy walking distance to parks, walking trails, local shops and schools. Features- 163m<sup>2</sup> internal living- 41m<sup>2</sup> garage- 20 mm Caesarstone benchtops- WiFi-controlled reverse-cycle airconditioner with 4 internal zones- Double USB points in every bedroom- Fully landscaped- 2.7 high ceilings- Stunning 5-metre void at the entry- Laminate flooring throughout the living space- Keyless entry- 1200mm-wide front door- Massive under-stair storage- Large walk-in pantry- Large walk-in wardrobe to the master bedroom- Huge laundry with a full panel of linen cupboards- Frameless shower screen in ensuite- Brass fittings in ensuite and matt black in the main bathroom- 2,000L rainwater tank- Secure parking for a caravan, boat, trailer or extra cars- Insurance \$1,296.24 p.a- Potential rental return: \$790 - \$830 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.