

22 Nulsen Circuit, Flynn, ACT 2615

MARQ

Sold House

Monday, 23 October 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 865 m²

Type: House



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Buyers Guide: \$900,000+ Situated within a leafy enclave of Flynn and directly across from green space this impressive 865m² corner parcel of land features the original three-bedroom residence with the added benefit of a near new self-contained two-bedroom secondary residence at the rear. Utilise the current configuration or take advantage of the current DA approval in place for a sizable four-bedroom home to replace the front residence. The original residence has been fully renovated accommodating a contemporary kitchen, well-appointed bathroom and ensuite, timber look flooring throughout the main living areas and ducted gas heating and evaporative cooling. The secondary residence was completed in 2022 and features quality fittings and finishes including a well-appointed kitchen, bath/laundry with floor to ceiling tiles and two well sided bedrooms with built in robes. Both residences have their own designated yard space providing separation and privacy. Offering versatility the options are endless, take advantage of the dual income currently generated with both the main and secondary residence rented out for a combined \$1,000 per week then when the time is right you have the choice of utilising the current DA approved plans to replace the original three bedroom residence with a brand new generously sized four bedroom two bathroom two car garage residence and either utilise the second residence as temporary accommodation or as a continued source of rental income.

22 Nulsen Circuit Flynn- Fully renovated three-bedroom original residence- Near new secondary residence- DA approval for new four-bedroom residence to replace the original residence- Close proximity to Belconnen Town Centre, Calvary Hospital, ideal school catchments, and local facilities including the Flynn Oval.

Residence 1:- Contemporary well-appointed kitchen with 900mm free-standing gas cooker, electric oven and ample bench space and storage - Master bedroom with ensuite and walk through robe- Well-sized bedrooms two and three, neutral colour palette - Fully renovated ensuite and main bathroom, separate toilet, European laundry- Ducted gas heating, ducted evaporative cooling throughout, LED lighting - Rear deck perfect for entertaining- Fully enclosed rear yard, lock up single carport to side of house - NBN connected fibre to the node - Energy Efficiency Rating 2.0- Fixed term tenancy at \$500 per week until 28 January 2024- 113sqm living including front and back porches, 32sqm enclosed carport

Residence 2- Contemporary well-appointed kitchen with electric cooktop, electric oven and ample bench space and storage - Two well sided bedrooms with built-in robes- Chic bathroom with floor-to-ceiling tiles and combined laundry room- Reverse cycle heating and cooling systems to both bedrooms and living room, LED lighting and wood-look flooring- Large barn door, pendant lighting, and feature tiles- Front deck perfect for entertaining- Fully enclosed separate yard, secure and low maintenance gardens- Favourable northerly aspect- Separately metered for electricity and sub metered for water- Energy Efficiency Rating 5.5- Periodical tenancy at \$500 per week - 81.80 sqm living

General Rates: \$2,763.08 Land Tax (if rented): \$4,477.80 Unimproved land value: \$505,000