

# 28 Companion Crescent, Flynn, ACT 2615



## Sold House

Monday, 14 August 2023

28 Companion Crescent, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

**\$840,000**

This single level, 4-bedroom family home offers L-shaped formal living & dining and a walk-through kitchen to a separate family room which combines character and practicality with built-in alcove shelving & storage covering an entire wall. The updated kitchen now includes stainless steel appliances, walk-in pantry and skylight and overlooks the rear yard. Externally you'll find an extensive, 45m<sup>2</sup> covered entertaining area, allowing ample space for a dining set, barbeque area and lounge chairs. The surrounding gardens are well established and remain easy-care for any garden novice and there are even 2 separate garden sheds to store all your tools. Being fully enclosed with Colourbond fencing, the yard acts as a safe haven for the kids or family pet. Located directly opposite from a bus stop, commuting around Canberra will be effortless. Melba Copland Secondary School, Flynn Preschool, & Flynn Early Learning Centre are all within a 2-minute drive turning this house into the perfect place to make your home. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to 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 search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features overview:** Single level floorplan Free-standing, separate title house Updated kitchen with stainless steel appliances New carpets in formal living areas and 4th bedroom Large, 45m<sup>2</sup> covered entertaining area at rear Single covered carport + space for 4 extra vehicles off the road Vacant & available immediately (no waiting for owners or tenants to relocate) Option for early access prior to settlement Flexible settlement dates if you have another home you want, or need, to sell or to help secure financing

**The Numbers (approx):** House size: 143m<sup>2</sup> living Pergola: 45m<sup>2</sup> Size of garden sheds: 5.6m<sup>2</sup> and 3.4m<sup>2</sup> Size of carport: 17m<sup>2</sup> Block size: 766m<sup>2</sup> Age: 50yrs (built 1973) UCV: \$505,000 (2022) General rates: \$2,703 p.a. Water rates: \$740 p.a. Land tax: \$4,066 p.a. (investors only) Rental potential: \$670-\$700/wk EER: 3.5 stars (potential for 6 stars) More info: Updated kitchen with Westinghouse stainless steel oven and dishwasher, electric cooktop, walk-in pantry & skylight L-shaped formal living and dining area that can be completely closed off from the rest of the home Informal family room off the kitchen comes with built in alcove shelving & storage Ducted gas heating Ducted evaporative cooling Downlighting throughout all living areas and hall Double glazed window and sliding door in family room and double-glazed window in main bedroom Generous main bedroom with 4-door, (2 mirrored), sliding, built in robes Ensuite with shower and separate toilet + vanity in other room (18m old) Main bathroom with shower, bath and vanity, toilet in a separate room Separate laundry with built in shelving and bench and access to rear yard All bedrooms, hall, living and dining rooms are carpeted Ceiling fans in bedrooms 1, 2 and 4 and living room Two separate cupboards in the hallway affording ample storage options External awnings to all road facing windows and bedroom 2 for extra privacy Gas, instantaneous and infinity hot water system Uncovered paved courtyard with side gate access Easy care, landscaped, fully enclosed yard, with mature trees and shrubs and Colorbond fencing 2 separate garden sheds Additional ceiling insulation (R 6.7) and external wall insulation Electricity fuse box upgraded Fast internet - NBN (FTTN) Crimsafe security doors front and rear New gutters and gutter guards To help buyers, we offer the following: A digital brochure with everything to consider a purchase, including the full contract (request this via email) We refer a solicitor who can review the for FREE Same solicitor can provide a FREE Section 17 Certificate to waive your cooling off if you want to submit an unconditional offer 5% deposit pre-approved Free valuations on your current property(s) to help establish your equity