

3 Schwarz Place, Flynn, ACT 2615



House For Sale

Friday, 17 May 2024

3 Schwarz Place, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 951 m2

Type: House



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Auction 06/06/2024

Nestled in a serene pocket of Flynn, 3 Schwarz Place unveils a captivating blend of comfort and convenience. This abode boasts a 2-storey layout with a split-level design downstairs, offering a dynamic spatial experience. Step inside to discover an inviting formal entry that leads into the open plan kitchen, dining, and family area, adorned with raked ceilings that add a touch of grandeur. The well-appointed kitchen is a culinary haven, equipped with electric cooking, a dishwasher, a convenient breakfast bar, and abundant storage space. A separate lounge provides a tranquil retreat and adjoins the front balcony with sweeping views. Sleeping accommodation consists of a master bedroom with walk-in robe and ensuite whilst the three additional bedrooms, all with built-in robes are serviced by the main bathroom and separate toilet. The spacious study offers an extra room to utilise for whatever your lifestyle calls for. Step outside to bask in the splendour of beautifully established landscaping and gardens, complete with raised garden beds all overlooked by the spacious entertaining pergola. The external billiard room presents a versatile space for a studio, salon, workshop or whatever your heart desires. The property is also equipped with water tanks totalling 19,000 litres and a 3,000 W solar system ensuring sustainability and self-sufficiency. Additional creature comforts include hydronic heating, ducted vacuum, laundry room with external access, a double garage with remote control roller doors, built-in workbench and ample shelving and side access for secure parking of a boat or trailer. Conveniently located near Mt Rogers Reserve and scenic walking trails, as well as local playgrounds and public transport, this residence offers the perfect fusion of tranquillity and accessibility. Embrace a lifestyle of comfort, convenience, and natural beauty at 3 Schwarz Place. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 6TH JUNE - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: 2-storey floorplan with a split-level design Open plan kitchen, dining and family with raked ceilings Kitchen with electric cooking, dishwasher, breakfast bar and ample storage space Separate lounge Master bedroom with walk-in robe and ensuite 3 additional bedrooms with built-in robes Spacious study Main bathroom with separate bath and shower Separate toilet Laundry room with external access Hydronic heating Ducted vacuum Double garage with remote control roller doors, workbench and built-in storage shelves Side access for securely parking a boat or trailer External billiard room with fireplace, and built-in shelves perfect for a studio, salon or workshop Front balcony with sweeping views Rear pergola Security cameras 2,800Kw solar Beautifully established landscaping and gardens including raised garden beds 10,000L, 5,000L, 3,000L and 1,000L water tanks Close to Mt Rogers Reserve and walking trails, local playgrounds and public transport

Stats: Build: 1980 Block: 951sqm Upper Level: 103sqm Lower Level: 62sqm Total House: 166sqm Billiard Room: 31sqm Garage: 38sqm Total: 235sqm EER: 2.5 UV: \$596,000 Rates: \$3,208 Land Tax: \$5,476 pa

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.