

**30 Huelin Circuit, Flynn, ACT 2615**



**House For Sale**

Thursday, 9 May 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 882 m2**

**Type: House**



Nathan Wood  
0432228630



Darcey Bush  
0455958645

## **Auction 01/06/24**

Perfectly positioned in a peaceful pocket of Flynn, this gorgeous property is set on the high side of the street capturing views from every window. Offering a generous floorplan with the flexibility to accommodate extended or growing families. Complete with immaculate landscaping to the front and rear, four beautiful bedrooms, three great sized living areas and much more to offer. It is evident that this quality property has been well kept over the years and presents an attractive opportunity for those looking to settle down for many years to come. With the advantage and convenience of highly regarded schools, sports fields and local shops all within walking distance or a short drive from home, Flynn's family friendly locale is sure to be sought after.

- Perfectly positioned in Flynn is this gorgeous family home
- Generous four bedroom floorplan spread across one level
- Formal living and dining rooms look across the lovely rear garden
- Kitchen has great storage, breakfast bar and quality appliances
- Open plan family/meals area flows from the kitchen through to the yard
- All four bedrooms are a nice size and have built-in robes
- Main bedroom is expansive and includes own ensuite
- Main bathroom has separate toilet and includes bathtub
- Ducted heating throughout
- Reverse cycle heating and cooling unit in family room
- Newly installed double glazing
- Covered deck perfect for outdoor entertaining
- Immaculately kept front and back gardens
- An array of established fruit trees including cherry, apricot, peach, apple, pear, lemon, feijoa, kumquat and mulberry
- Oversized double garage with storage space and access to the backyard
- Optional along side parking for caravan or boat with gate
- 6.6kw solar system installed, includes 50 cent kilowatt feed in tariff
- Great schools and public transport options available within the area
- Local parks and natural reserves all within the surrounding area
- A short drive to Belconnen Town Centre
- Walk into Melba Local Shops, Café Mame and Charnwood Shopping Centre
- Mount Rogers Nature Reserve close by
- Three water tanks connected to guttering system
- Living area 163m<sup>2</sup>
- Garage 57m<sup>2</sup>
- Block size 882m<sup>2</sup>

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