

30 Pattinson Crescent, Flynn, ACT 2615



Sold House

Monday, 14 August 2023

30 Pattinson Crescent, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 827 m2

Type: House



Sophia Spokes
0452112343



Peta Barrett
0499044028

\$890,000

Introducing 30 Pattinson Crescent, Flynn - a family sized home with a flexible floor plan. In great turn-key condition, or ready for it's next facelift, this home has great potential and we cannot wait to find the next owner. The floor plan features brilliant separation between dining, family, living and the hallway area which flows down to the four bedrooms all on a single level. The deck connects the outdoors with the dining and family rooms, extending the space for entertaining. Perfect for a family breakfast BBQ with an Easterly aspect to watch the sunrise. With views to the Brindabellas from the deck and living room, you won't want to leave this sun-drenched space. A short 600m walk takes you across to Cafe Mame for your morning coffee fix. This home is close to an array of amenities, you won't be disappointed. Viewings as advertised or call Sophia on 0452 112 343 to arrange an alternative time. * Master bedroom with ensuite * Multiple living zones * Main bathroom with separate toilet * Ducted reverse cycle air conditioning * Large outdoor deck * Views to the Brindabella's * Double remote garage * Closest bus stop - 2 minute walk * Mt Rogers Primary School - 2 minute drive * Melba Copland High School - 3 minute drive * Melba Copland College - 3 minute drive * Westfield Belconnen - 7 minute drive * Lake Ginninderra Dog Park - 7 minute drive * Radford College - 11 minute drive * Canberra CBD - 20 minute drive Block - 827sqm Living - 167sqm Build year - 1974 EER - 2.0 Rates: \$2,775pa (approx.) Land Tax: \$4,498pa (approx. if rented out) UCV: \$577,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.