

# 31 Nulsen Circuit, Flynn, ACT 2615



## Sold House

Wednesday, 13 September 2023

31 Nulsen Circuit, Flynn, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1002 m2

Type: House



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**\$689,000**

Nestled within the highly coveted suburb of Flynn, this 3-bedroom residence is situated in a serene and family-friendly locale. Close to local shops and fronting onto a beautiful reserve, you will need to stray far from home. The property is well proportioned with a good sized lounge room and a dining room off the kitchen. The kitchen features electric cooking and ample benchspace, all three bedrooms are complemented by built-in wardrobes, and they are serviced by the main bathroom with separate toilet. For added convenience, the laundry room offers external access and wall-mounted heaters ensure comfort throughout. Abundant parking is provided by a combination of an oversized garage and 2 carports. We invite you to join us for the upcoming inspection and bring along your creativity and vision. Explore the myriad of possibilities to turn this house into your family's forever home. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 29TH SEPTEMBER - 5:00PM AT 14 WALES STREET, BELCONNEN

Features: Kitchen with electric cooking 3 bedrooms with built-in robes Main bathroom Separate toilet Laundry room with external access Wall mounted heaters installed Outdoor pergolas Oversized double garage Single enclosed carport Additional single carport Convenient location

Stats: Build: 1980 approx Block: 1,002sqm Living: 108sqm Garage: 52.73sqm Enclosed Carport: 27.66sqm Carport: 16.56sqm EER: 1.5 UV: \$443,000 Rates: \$2,434 pa Land Tax: \$3,705 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.