

# 34 Newland Street, Flynn, ACT 2615



## House For Sale

Thursday, 21 March 2024

34 Newland Street, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 799 m2

Type: House



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## AUCTION 13/04/24

Located in a quiet, safe street, 34 Newland Street stands a residence that has housed many years of family love and laughter. This four-bedroom dwelling, recently renovated to encapsulate modern luxury while maintaining a warm, family-friendly atmosphere, has been the backdrop to a growing family's journey - surrounded by friends and family, and the conveniences of local amenities and renowned schools. From the moment the homeowners decided to make this house their own, it was clear that it was not just the prime location that captured their hearts but the potential for creating endless memories within its walls. The extensive improvements, including replaced fencing & gates, an expanded driveway, and meticulously landscaped gardens, are a testament to their commitment to crafting a perfect family haven. As you approach the home, you're greeted by a generously sized undercover alfresco area, located above the double car, lock up garage. Fully enclosed with clear PVC roller blinds, the alfresco offers a versatile space for year-round entertainment, illuminated by external LED downlights & tiled flooring. Here, many special occasions have been celebrated, echoing with the laughter of loved ones and the joy of shared moments. The home's interior, boasts two separate living spaces & formal dining area. The first living area is a carpeted open plan living room located next to the dining, complete with a fireplace, the second living is segregated to the formal living and first living space located right off the kitchen. The recently renovated kitchen boasts stone benchtops and high-quality appliances, sitting at the heart of the home - a cosy cocoon of togetherness and familial warmth. Adjacent, via glass sliding doors, sits a spacious sunroom, inviting endless hours of leisure, bathed in the sun's gentle warmth, shielded from the weather. Down the hall, four meticulously designed bedrooms, each a tranquil haven where rest and rejuvenation are paramount. The segregated master suite, with its plush carpet, walk-through wardrobe, and luxurious ensuite, offers an exclusive retreat, while the additional three bedrooms, ensure ample space for children and guests alike. The centrally located main bathroom offers a freestanding bathtub and separate shower with a floating vanity and toilet for luxurious family functionality. The entertainment continues into the secure, split-level backyard, presenting a fully fenced pool with artificial grass surround - the perfect place to sunbake while the kids are swimming. An expanse of established gardens, grass and paved spaces ensure a low-maintenance lifestyle, with a garden shed offering storage for all necessary utilities. As the homeowners prepare to relocate, they reflect on the home that has seen their children grow, hosted countless gatherings, and offered unmatched security and convenience. Owning this remarkable home has been a source of immense pride, providing a safe and loving environment for their family's formative years.

More Details:- Four-bedroom, two-bathroom family home ft. multiple living areas- Master bedroom ft. plush carpet, walk-through wardrobe with mirrored sliding doors & ensuite- Renovated fully tiled ensuite ft. floating vanity, rain shower head & detachable shower faucet- Additional three bedrooms ft. plush carpet, two with built-in wardrobes- First living area is a segregated open plan kitchen & family room ft. wood-look laminate flooring & sliding door access to sunroom- Spacious, renovated kitchen ft. stone benchtops, stainless-steel appliances & fixtures inc. sink, Bosch dishwasher & built-in 600mm electric oven, & Bellini four burner gas cooktop- Second living open formal dining & living room ft. wall-to-wall windows & brick feature-wall fireplaced- Ventis ducted gas heating- Two split system air-conditioning units (to living room & master bedroom)- LED downlights throughout inc. external undercover alfresco- Mixture of block out roller blinds, Roman blinds & curtains throughout- Large built-in storage options throughout- Fully tiled main bathroom ft. bathtub with detachable shower faucet, floating vanity, rain shower head & separate toilet- Large laundry ft. ample cabinetry & benchtop, with direct access to sunroom- Enclosed sunroom overlooking backyard ft. carpet- Secure, split level backyard ft. fenced swimming pool, established gardens & garden shed- Recently installed Colorbond fencing & new gates- Generous undercover, fully enclosed alfresco ft. clear PVC roller blinds, situated over garage- Double car, lock up garage ft. automatic roller doors, situated under house- Front yard ft. established gardens & secondary driveway offering additional on-site parking- Within walking distance of public transport, local parks, playgrounds, shops & renowned schools- Year Built: 1974- EER: 1 star- Approx. Block Size: 799 sqm- Approx. Living Size: 156.29 sqm- Approx. Garage Size: 37.39 sqm- Approx. Council Rates: \$743 per quarter- Approx. Rental Return: \$800-\$900 per week