

# 36 Companion Crescent, Flynn, ACT 2615

## House For Sale

Friday, 26 January 2024



36 Companion Crescent, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 788 m2

Type: House



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

## AUCTION

Nestled in the peaceful suburb of Flynn, this 4-bedroom, 2-bathroom residence is a testament to architectural brilliance, with both design and construction overseen by the renowned AV Jennings in 1976. Boasting a land size of 788m<sup>2</sup>, this timeless home provides an impressive 165m<sup>2</sup> of living space, characterized by high ceilings that elevate the sense of spaciousness throughout. As you step into this abode, discover a blend of classic charm and modern comforts. The main bath underwent a tasteful renovation in 2022, ensuring a contemporary touch, while the ensuite was elegantly updated in 2018. Your living experience is further enhanced by the warmth of a new energy-efficient fireplace, creating a cozy ambiance during winter evenings. The property enjoys stunning hues of sunset into your daily life, creating a backdrop for delightful moments in the well-designed outdoor entertaining area. Immerse yourself in the serenity of mature hedging that surrounds the house, providing a private haven to unwind and appreciate special family time. For the environmentally conscious, a 3.3kw solar power system not only contributes to sustainability but also remains eligible for a government rebate. Double glazed windows at the front of the house ensures you're warm in winter and cool in summer, while also cutting out general neighbourhood noise. It really is a tranquil oasis. Beyond the walls, enjoy easy access to Melba and Charnwood shops, the Umbagog nature reserve, and the old Flynn Primary oval for delightful walks with your furry friends. The property is situated in the school catchment zones of Mt Rogers and Charnwood - Dunlop Primary, offering educational convenience for families.\* Architect & Builder: AV Jennings\* Year Built: 1976\* Recent Renovations: Main Bath (2022), Ensuite (2018)\* 4 bedroom, 2 bathroom home with 2-Car Carport\* Stunning sunset vistas\* Sprinkler System\* NBN cabled in 2019\* New Energy-Efficient Fireplace\* Electric Water Heater (Installed 2022)\* 3.3kw Solar Power \* Double-Glazed Windows and Doors\* Outdoor Entertaining Area\* 3-Phase Power Rates: \$2,829pa (approx.) Land Tax: \$4,623pa (approx. if rented) UCV: \$505,000 (2023) 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.