

39 Barber Crescent, Flynn, ACT 2615

MARQ

House For Sale

Wednesday, 20 March 2024

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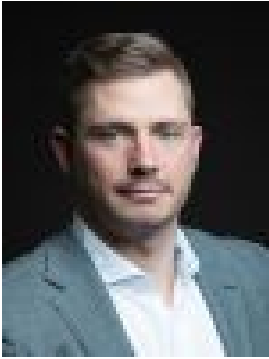
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1014 m2

Type: House



Jason Anasson
0423821138



Natalie Kokic Schmidt
0428082885

Auction onsite

Buyers Guide: \$975,000+ Elevated at the upper end of Flynn and set along the high side of tree lined and sort after Barber Crescent, this immaculately presented family home presents a bright well-defined floorplan showcasing pleasing views from every room. The home has been tastefully updated throughout making it ready for its new owners to move straight in. The home occupies a large 1014 sqm elevated block within close distance to Mount Rogers Reserve, walking trails, ideal school catchments, and only moments to Belconnen Town Centre. - Views to the Brindabellas, walking distance to Mt Rogers Reserve - Spacious living, dining, and family area with picturesque scenery from every room - Updated appliances in the kitchen including dishwasher and ample storage- Generous light-filled bedrooms with vistas- Large master bedroom with walk-through robe and ensuite- Loads of storage space under the house with a workshop and wine cellar - Updated flooring, refreshed throughout, ducted gas heating throughout- Newly installed 10kw solar system- Oversized brick double garage, greenhouse located within in the leafy rear yard- Energy Efficiency Rating 3.0- NBN Connected Fibre to the Node - 158.76 sqm living, 58.25 sqm garage.- Huge elevated 1014 sqm block- Proximity to local shops, amenities, ideal school catchments, and located on the verge of Mount Rogers Reserve Rates: \$4,007.86 approx. per annum Land tax: (if rented) \$7,188.20 approx. per annum Unimproved land value: \$691,000 (2023) Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries