

39 Hooper Crescent, Flynn, ACT 2615

House For Sale

Friday, 26 January 2024

Canberry.

Live Where You Love

39 Hooper Crescent, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1276 m2

Type: House



Curtis Dong
0449889665



Shan Gao
0457038888

Auction

Auction Location: On SiteAttention developers, builders and savvy buyers. With new Territory Plan 2023, this elevated 1276m² RZ2 block offers potential to build 4 dwellings (Subject to DA). This could be your perfect next project or simply move in with enormous potential in the years to come. What you will love...Set on top of highly sought-after suburb of Flynn, elevated behind a landscaped front garden offering a commanding street presence and backing nature reserve, this versatile four bedroom home is ripe for renewal. If you are looking for a family home or development opportunity in an established leafy suburb, then this could be the address you have been looking for. Full of light, the charming home features open plan living areas, including a large sunny lounge room with a wall of windows, overlooking Brindabella. A dining room and adjacent updated kitchen overlook the large backyard, perfect for keeping an eye on the kids. Built for outdoor entertaining and family gatherings, a delightful covered patio is the ideal place to hold your first house warming party, or just relaxing and soaking up the space. Taking outdoor living to the max, an amazing spa and sauna completes the picture. Inside, all the bedrooms are generously sized, and there's plenty of room for a desk or study nook. The bathroom, with additional powder room, has been updated and there are plenty of storage options throughout the house. Ducted reverse cycle air conditioning and 6.6 kws solar panels ensure year-round comfort. This engaging sweet property, set in an established peaceful area, could be the blank canvas for you to paint the next stage in your life in. A stroll around the neighbourhood will show how it is being reinvigorated by young professionals and families, modernising their homes and living the life, enjoying all the benefits the area has to offer. Walking distance to all ages and stages of schooling and close to Belconnen town centre, bus routes, parkland and main transport routes – it's all here. Don't miss this unique opportunity to create your dream. At a glance...- Elevated 1276m² block on top of Flynn, backing nature reserve- RZ2 Zoning with potential to build 4 dwellings (Subject to DA)- Spectacular 180 degree views across Brindabella- Freshly repainted- New Carpet- New led downlight- Updated kitchen with natural stone bench top, top of the range Miele appliances - Separate lounge and dining room- Four generously sized bedrooms - Updated bathroom comes with additional powder room- Ducted reverse cycle air conditioning- 6.6 kms solar panel system- Oversized double garage with workshop/storage space- Plenty of storage space inside and out- Beautifully landscaped gardens- Large covered patio- Spa and saunaLove the location...- Within 2 minute's walk to Mount Rogers Reserve- Within 6 minute's walk to bus stops- Within 12 minutes' walk to Fraser Primary School- Within 8 minutes' drive to the Westfield Belconnen- Within 20 minutes' drive to the Canberra CityProperty details...Living: 126.7m² (approx)Terrace: 15.7m² (approx)Garage: 61.6m² (approx)Block: 1,276m² (approx)Built: 1974EER: 2.0Rates: \$958.5 p.q. (approx)Land Tax: \$1,704 p.q. (approx)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.