

# 44 Flynn Crescent, Coolaroo, Vic 3048

## Sold House

Monday, 15 April 2024

44 Flynn Crescent, Coolaroo, Vic 3048

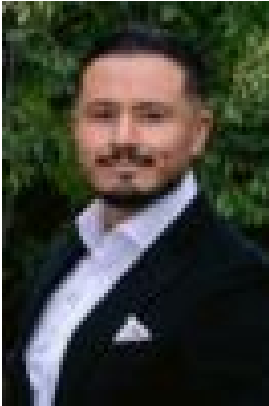
Bedrooms: 3

Bathrooms: 1

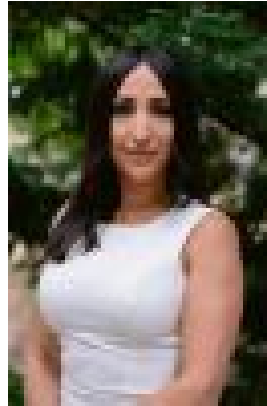
Parkings: 1

Area: 588 m2

Type: House



Anthony Orellana  
0468629408



Kimberley Galea  
0478073711

**\$623,000**

Positioned within a peaceful pocket with no shortage of convenience, on offer is a cherished 3-bedroom family home, enjoying spacious living areas, outdoor entertaining, teamed with a location brimming with amenity. Beautifully maintained, neatly manicured gardens and lush lawn surround the home, while the concrete path leads you to the porch. Stepping inside, the home begins with a traditional entryway, flowing through to the living areas. Set atop elegant timber flooring, the light-filled living area is perfect for entertaining and relaxing time spent with loved ones, while the adjoining kitchen/meals area provides an elevated everyday experience, fostering a sense of connectivity by keeping everyone together. Heading outside, a sprawling undercover entertaining area awaits, perfect for year round use to dine alfresco, catch up with a good book, or wake up over morning coffee. Framing the fully fenced rear yard is a well-kept garden, filled with mature trees, shrubbery and vegetables, with plenty of room for kids and pets to run and play. Superbly appointed, the G-shape kitchen showcases quality stainless steel appliances, including gas cooktop, wall oven and dishwasher, complemented by a deep double sink, spacious pantry, and an abundance of storage throughout, encased in wood grain cabinetry. Ideal for a buffet-style occasion, the benchtops provide plenty of space for entertaining at home, while easy to wipe down surfaces get you back to the things you love sooner. Comprising a total of three sizable bedrooms, all located away from the bustling living areas to promote maximum rest and rejuvenation, each space has been individually designed and offers complete flexibility in their use, easily converting one into a home study. The larger bedroom enjoys a triple mirrored built-in robe with a TV bracket, while bedrooms two and three are each fitted with a built-in robe. Centrally located, the sparkling family bathroom offers a choice of built-in bathtub, making kids' bathtimes a breeze, or a glass corner shower, plus large vanity with under-bench storage. For utmost convenience, the toilet has been separately located, with two-way access from both the bathroom and laundry. Other features include a single lock-up garage, two storage sheds, a green house, water tank, large laundry, 20 x solar panels, ducted vacuum, and ducted heating and evaporative cooling paired with reverse-cycle split system units for year-round comfort. Ideally located, only a short walk from Progress Reserve, Coolaroo South Primary School, Coolaroo Railway Station, bus route 540, and St Mary Coptic Orthodox College, while Broadmeadows Central, Ilim College, Sirius College, Dargie Court Shops, Broadmeadows Valley Park, and the Ring Road are reached within minutes.