

45 Spalding Street, Flynn, ACT 2615



House For Sale

Friday, 14 June 2024

45 Spalding Street, Flynn, ACT 2615

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 946 m2

Type: House



Lucia Marzano
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Auction 04/07/2024

This striking 5 bedroom home (or 4 bedroom plus study) is large in proportion and presents endless opportunities. Upstairs you will find the functional floor plan of a 4 bedroom ensuite home with all the creature comforts and conveniences. As you step inside you will find the large L shaped lounge and dining area. The renovated kitchen with stone benchtops, induction hotplates, dishwasher and abundance of storage, perfect for the home cook and family gatherings. The separate family room off the kitchen also offers functionality and versatility, having even more storage and access to the fabulous covered deck. The main bedroom presents a walk through robe to the generous sized ensuite while the other 3 bedrooms all have their own built in robes. The ducted gas heating and ducted air conditioning will ensure year round comfort. Downstairs has unlimited potential. There is a huge rumpus room or guest area with its own kitchenette, bathroom, cellar and loads of storage. Perfect for the extended family, interstate guests or having a designated work from home space. The home is complete with a double garage with internal access. Outdoors the lovely enclosed rear yard will delight any growing family. Established gardens with mature trees and hedging ensure privacy and a beautiful garden space. The covered rear deck and front verandah offer unlimited versatility and additional space. Perfectly and conveniently located to the main arterial roads leading you to the nearby shops, schools, public transport, and just a short drive from Belconnen Town Centre. It is zoned for two nearby primary schools, Mount Rogers and Charnwood-Dunlop school and Melba Copland College. There are also nearby private schools including St Monica's and St Francis Xavier. Everything you need is just a short drive away! While the Mount Rogers Reserve is a stroll away. Quality features of the property include: Upstairs • 4 bedrooms all with built in robes • 5th bedroom or study located on lower level • Remaining 4 bedrooms are generous in size • Master bedroom with ensuite • Ducted gas heating • Ducted air conditioning • Functional kitchen with dishwasher, stone benchtops, induction hotplates & loads of storage and bench space • Separate lounge room, dining room and family room • Separate toilet Downstairs • Large rumpus with plenty of storage • Reverse cycle air conditioner • Kitchenette • Bedroom or study • Bathroom • Cellar/storage room Outside • Covered front veranda • Covered rear deck • Views to mountains • Double garage with internal access • Enclosed yard The possibilities and versatility of this home is truly unlimited! EER: 0 Built: 1976 General Rates: \$2,975 approx pa Land Tax: \$4,966 approx pa Residence: 230sqm Garage: 36sqm Block: 947sqm