

49 Wilkinson Street, Flynn, ACT 2615



House For Sale

Thursday, 16 May 2024

49 Wilkinson Street, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1110 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

Auction 13/06/2024

Welcome to 49 Wilkinson Street, Flynn, where endless possibilities meet a spacious canvas awaiting your personal touch. Situated on a generous 1,110sqm block, this property offers ample space both inside and out. Step into the heart of the home and discover an inviting open plan kitchen and family area, complete with electric cooking, dishwasher, and a convenient breakfast bar. Ideal for entertaining or a breakaway space for some peace and quiet, the separate living and dining area provide flexibility for any occasion. The master bedroom is complete with a generous built-in robe and ensuite whilst the three additional bedrooms, all with built-in robes, are serviced by the updated main bathroom. Downstairs, a rumpus room offers additional space for relaxation or recreation, complemented by under-house storage for added convenience. Step outside to enjoy the front-facing timber deck, offering views of the suburb beyond, or take a refreshing dip in the in-ground pool. The paved outdoor entertaining area provides the perfect setting for alfresco dining amidst the established gardens and landscaping. Additional creature comforts include ducted gas heating to keep you cozy through the Canberra winter, a laundry room with external access and a double garage. Moments away from Mt Rogers Reserve and walking trails, local playgrounds, nearby schools and public transport this location is sure to suit the whole family. We look forward to seeing you at our next scheduled inspection so you can see this opportunity for yourself! PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 13TH JUNE - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Spacious 1,110sqm block
Open plan kitchen and family
Kitchen with electric cooking, dishwasher and breakfast bar
Separate living and dining
Master bedroom with built-in robe and ensuite
3 additional bedrooms with built-in robes
Updated main bathroom
Ducted gas heating
Laundry room with external access
Downstairs rumpus room
Under-house storage
Front facing timber deck with views of the suburb beyond
In-ground saltwater pool
Paved outdoor entertaining area
Established gardens and landscaping
Double garage

Stats: Build: 1975
Block: 1,110sqm
Living: 158sqm
Lower Storage/Rumpus: 40sqm
Enclosed Carport: 33sqm
EER: 2.0
UV: \$540,000
Rates: \$3,502 pa
Land Tax: \$4,578 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.