

52 Companion Crescent, Flynn, ACT 2615



Sold House

Monday, 14 August 2023

52 Companion Crescent, Flynn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1037 m2

Type: House



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\$810,000

Nestled in the heart of Flynn, this spacious family home is ready for new owners. Boasting four generously sized bedrooms and multiple living spaces, it offers ample room for families to grow and thrive. The 1037m² parcel of land provides plenty of outdoor space for children to play and adults to entertain. Upon entering, you'll be greeted by a warm and inviting lounge and dining area. The recently renovated interior features a well-appointed modern kitchen and high-quality finishes and fixtures, ensuring both style and functionality. Located within easy reach of excellent schools, local shopping precincts, and the vibrant hubs of Belconnen and Canberra City, this home ticks all the boxes. Whether you're a first-time buyer, a growing family, or an astute investor, this property is an outstanding opportunity not to be missed.

FEATURES- Spacious family home in tree-lined street.- Master bedroom boasts a generously sized built-in wardrobe and ensuite.- Three additional bedrooms, two of which have built-in wardrobes.- Modern and well-equipped kitchen features a gas cooktop, plenty of cupboard space, and a large pantry.- Sun filled living, dining, and kitchen areas.- Main bathroom is generously sized and includes a separate toilet.- Full-sized laundry with ample storage space.- Evaporative cooling, ducted gas heating, and instant hot water.- Solar panels.- Large covered outdoor entertainment area.- Fully enclosed backyard with established gardens, several garden sheds, Colorbond fencing, and large grassed area.- Off-street parking available for multiple cars.- Conveniently located across from playing fields and playground.- Within walking distance to great primary and secondary schools and ease of access to Mount Rogers Nature reserve, Ginninderra Creek, great local shopping precincts and the centres of Belconnen, and the Canberra City.

STATISTICS (All figures are approximate) EER: 3.0 Total Living Area: 124m² Carport: 16m² Block Size: 1,037m² Construction: 1974 Land Value: \$505,000 (2022) Land Rates: \$856 per quarter Land Tax: \$1,400 per quarter Rental Appraisal: \$700 - \$730 per week