

# 8 Clarnette Place, Flynn, ACT 2615



## House For Sale

Saturday, 25 November 2023

8 Clarnette Place, Flynn, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 783 m2**

**Type: House**



Bree Currall  
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Chloe Lindbeck  
0262959911

## AUCTION

With an enviable northerly to the rear orientation and perfect position in one of Belconnen's most sought after, family friendly pockets, this warm and welcoming family home enjoys immediate proximity to highly regarded local schools, quality shops, abundant reserves, and is just a short walk from the Flynn Community Hub. A large open living room overlooks the front balcony and features a new slow combustion wood heater, flowing through to a good sized dining space, well connected to both the expansive elevated alfresco deck, perfect for entertaining, and the all-electric kitchen enjoying plenty of bench space, leafy garden outlook, dishwasher, and abundant storage throughout. There are 3 large bedrooms, all with built-in robes, sharing use of the beautifully maintained bathroom complete with bathtub, separate shower, and floating timber vanity with good storage, as well as a convenient separate toilet. An oversized under house lock up garage, with additional storage room, double carport and large internal laundry complete the home, set amongst well established gardens on a private parcel of land, appealing to homeowners looking to fully immerse themselves into the welcoming and conveniently located community that is Flynn.\* 3-bedroom, 1-bathroom, oversized lock up garage + double car carport on 783 sqm of land\* Large front living room with slow combustion wood heater and well-connected dining room, opening out to expansive, elevated alfresco entertaining deck\* Light-filled and functional kitchen with plenty of bench space, all-electric cooking, dishwasher, garden outlooks and plenty of storage throughout \* 3 good-sized bedrooms all with built-in robes, main also enjoying built-in dressing table\* Main bathroom features bathtub, separate shower, and floating timber vanity with good storage + convenient separate toilet\* Oversized lock-up garage with additional storage room/workshop space + 2 car undercover carport\* Internal laundry Rates: \$3,098pa (approx.) Land Tax: \$5,239pa (approx. if rented out) UCV: \$573,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.