

81 Companion Crescent, Flynn, ACT 2615

House For Sale

Friday, 26 April 2024

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Bedrooms: 5

Bathrooms: 3

Type: House



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Auction 22/05/2024

This huge family home has been divided into two distinct properties, doubling its potential. In total, there are 5 bedrooms and 3 bathrooms divided between a 3 bed, 2 bath residence at the front and a 2 bed, 1 bath property to the rear PLUS an additional separate studio or multipurpose room. This is a unique opportunity for large families of all kinds such as those wanting to have their teenagers or parents close, while still retaining their own seclusion and privacy. The home has the flexibility to adapt as the family (blended or extended) grows and changes. The 2 bedroom flat could even be rented out once the kids leave the nest-bringing in a rental income. In addition, the property could suit those who want to run a business from home and accommodate staff and clients since its separate from the main residence. The studio is a multifunctional space that can serve as a 6th bedroom for guests, a additional living area, a work from home space, a rumpus, gym, teenager retreat or even for you to run a small business. Off-road car parking on the new concrete driveway can be facilitated for a huge number of vehicles including a boat, caravan or trailer. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Lovingly cared for & immaculately presented by house proud owners
- Dual residence property offering multitude of living options
- Front residence is a single level, three-bedroom plus multipurpose room family home
- Secondary residence is also single level, free-standing and self-contained, with 2 bedrooms, a kitchen and bathroom
- Additional studio with large living area, separate toilet, storage room and heating & cooling unit
- NBN connected - FTTN
- Vacant possession and flexible settlement options available to suit your needs if you have another property you want, or need, to sell

3 bedroom residence:

- Extensively renovated throughout
- L shaped living & dining plus a multipurpose room
- Large walk-through kitchen has stone benchtop, abundance of storage including large double door pantry, soft close doors and drawers, electric cooktop, rangehood, electric oven & stainless steel sink
- Contemporary main bathroom has custom floating vanity with storage beneath and mirrored shaving cabinet overhead, separate bath, corner shower & 2 heat lamps with exhaust fan for ventilation
- Laundry with tall cupboard and plenty of storage space
- Main bedroom has three sets of double robes & ensuite with full height tiling, tasteful lighting, floating vanity, toilet & large shower recess
- Bedroom two has outlook to the front, plus a built in robe & study desk
- Bedroom three has 2 sets of double robes & outlook to the rear yard
- Hybrid oak timber veneer flooring through living areas, carpets in bedrooms
- Dual window glazing throughout (except study window)
- Electric reverse cycle heating & cooling wall unit in living area
- Wood fire heater with ducted extract fan connected to bedroom wing
- Chandelier & LED lighting through living areas
- Instantaneous and continuous gas hot water system
- Built in cameras for extra security

2 bedroom residence:

- Professionally built & approved in 2022 as habitable living area and completely freestanding
- Light filled, open living area with timber-look hybrid flooring
- Full sized kitchen with stone benchtop, electric oven, ducted rangehood, electric stovetop, dishwasher, pantry and space for fridge
- European laundry tucked away behind double doors
- Extra-large bathroom has dual vanity with storage underneath & over, large shower, toilet & tasteful heat lamps
- Bedroom one and two each have 2 door mirrored sliding robes
- LED downlights
- Ducted reverse cycle air-conditioning system
- Electric hot water system - 125 litres

Electricity is separately metered from the main residence

Studio:

- Large multipurpose area
- High pitched ceilings, with exposed timber feature beams
- Concrete flooring
- Separate toilet room
- Separate storage room
- Reverse cycle heating & cooling unit
- Feature chandelier
- Security alarm

Outside areas:

- Brand new concrete driveway at the front and to right side of main residence to fit multiple vehicles
- Covered entry porch
- Mud room off the living area
- Side gate access on both sides so rear yard is fully enclosed
- Outdoor laundry with pergola over - power & fluorescent lighting
- Beautiful grassy patch, perfect space for kids sports & pets
- Covered storage space to the rear of the block
- Large rear pergola covered entertaining area has outdoor blinds & outdoor sink and built in brick BBQ/pizza oven
- Storage room next to entertaining area, great spot to store wood for BBQ
- Two sets of under house storage with concrete flooring, power & lighting
- New colorbond roof to the 3 bedroom residence

The Numbers (approx):

- Front residence: 118m²
- Flat: 61m²
- Studio: 30m²
- Total Space: 209m²
- Block size: 764m²
- Age of original house: 51 years (built 1973)
- Age of flat: 2 years (built 2022)
- General rates: \$2,909 p.a.
- Water rates: \$756 p.a.
- Land tax (investors only): \$4,818 p.a.
- Resident 1 EER (Energy Efficiency Rating): 2 stars out of 6 stars
- Resident 2 EER (Energy Efficiency Rating): 6 stars out of 6 stars

To help buyers:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate if you want to submit a pre-auction offer
- Free valuations on any properties you own to help

establish your correct equity base or assist with finance approval