

**9 Meiklejohn Place, Flynn, ACT 2615**



**Sold House**

Monday, 14 August 2023

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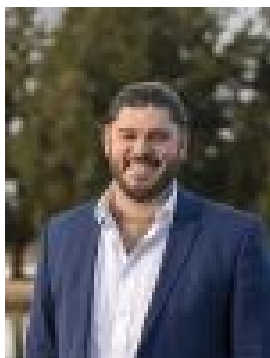
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 780 m2**

**Type: House**



Jake Battenally  
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Robert Nepomuceno  
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**\$780,000**

Nestled in the highly sought-after suburb of Flynn, this 3-bedroom home presents an ideal opportunity for anyone seeking a relaxed lifestyle. The easy drive to nearby shops and Westfield Belconnen mean you need never wander far from home, you can even leave the car behind and take advantage of the short walk to public transport or local parks and playgrounds. Step inside to be greeted by the hub of the home - the open-plan kitchen, living and dining area. The stylish kitchen boasts a gas cooktop, electric oven, dishwasher and breakfast bar, everything you need to prepare meals for the family or entertain guests. Sleeping accommodation consists of 3 bedrooms with built-in robes, all serviced by the well-appointed bathroom and separate toilet. Outside you will find a covered entertaining area that overlooks the landscaped yard and beautifully established gardens. It is a perfect yard for kids to play or pets to roam whilst you rest at ease knowing the fence is keeping them safe and secure. Additional creature comforts include ducted gas heating and evaporative cooling, generous laundry with external access, instantaneous gas hot water, solar panels, a double garage and a double carport. We look forward to seeing you at our next scheduled inspection so you can make this home your own. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 6TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM Features: Open-plan kitchen, dining & living Kitchen with gas cooktop, electric oven, dishwasher and breakfast bar 3 bedrooms with built-in robes Bathroom with separate bath and shower Separate toilet Ducted gas heating and evaporative cooling Laundry room with external access Instantaneous gas hot water Solar panels Covered entertaining area Established gardens Double garage Double carport Walking distance to local parks, playgrounds and public transport Short drive to nearby shops and Westfield Belconnen Stats: Build: 1974 Block: 780sqm Living: 108.78sqm Garage: 29.7sqm Carport: 39.36sqm EER: 1.5 UV: \$505,000 Rates: \$2,703 pa Land Tax: \$4,066 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.