

6 Rose Place, Flynn, ACT 2615

House For Sale

Saturday, 29 June 2024



6 Rose Place, Flynn, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 732 m2

Type: House



Josh Yewdall
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Jordan Smith
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By Negotiation

Located in a quiet cul-de-sac of the highly sought after suburb of Flynn, 6 Rose Place presents the perfect opportunity for first home buyers or investors! This beautifully upgraded residence offers a blend of modern comforts and undisturbed living for growing families. Upon entering, you are greeted by an open north facing living area that is bathed in natural light, highlighting the warmth of the stunning timber floors. This inviting space flows directly into the upgraded spacious kitchen, which is a chef's dream. Equipped with ample storage, a gas cooktop and oven, and high-quality electrical rangehood and dishwasher, the kitchen is designed to cater to both everyday meals and entertaining guests. The property offers three generously sized bedrooms, two are adorned with plush carpeted floors that enhance the cozy atmosphere. The master bedroom features a large built-in robe with a bench seat, providing both storage and convenience for its homeowner. The upgraded bathroom reflects a commitment to quality and comfort, offering a modern and refreshing space to prepare or unwind from life's stresses. The appeal of 6 Rose Place extends beyond the interior. The private backyard is an oasis of relaxation, featuring a deck area perfect for outdoor dining and a built-in spa that promises countless evenings of unwinding under the stars. This outdoor space is further complemented by comfortable seating areas, ideal for entertaining. Practicality is also at the forefront of this property's design. A secure one-car garage ensures the safety of your vehicle, while an additional carport offers extra parking space for guests or a second car. It is conveniently situated close to the main arterial roads leading you to the nearby shops, schools, public transport, and just a short drive from Belconnen Town Centre. It is zoned for two nearby primary schools, Mount Rogers and Charnwood-Dunlop school and Melba Copland College. There are also nearby private schools including St Monica's and St Francis Xavier. * North Facing block* Quite and private cul-de-sac* High demand & growth location* Originally built in 1987* 732sqm block + 105sqm internal living* Stunning timber floors* Sundrenched north facing living area* Open plan kitchen with gas cook top, gas oven, rangehood, vast amounts of storage and prep space plus a dishwasher and convenient bench seat* Tiled flooring throughout kitchen* Three bedrooms with plenty of natural light* Master bedroom features large build in robe* Gorgeous renovated bathroom* Ducted gas heating plus split system heating and cooling in the dining area and main bedroom* Secure single car garage with additional car port* Great sized backyard with a beautiful deck area, lush grass space and built in spa* Close to great schooling options, local shops and terrific transport options

Block Size: 732sqm (approx.) House Size 105sqm (approx.) Garage Size: 34sqm (approx.) Rates: \$2,828pa (approx.) Land Tax: \$4,623pa (approx.) UCV: \$505,000 (2023) Built: 1987 EER: 1.0

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