

7 Crawford Cres, Flynn, ACT, 2615

House For Sale

Thursday, 24 October 2024



THE
PROPERTY
COLLECTIVE

7 Crawford Cres, Flynn, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sophie Spokes
0452112343

Auction if not sold prior!

Located a short stroll from the local Cafe Mamè, schools and parks and just a ten minute commute from the Belconnen Town Centre is this treasured, lovingly renovated home, the product of years of love and care. This home can't wait to find it's new owners & make more memories for years to come.

It's easy to imagine your family making memories in this back garden - a private, open space shaded by native trees, with veggie patches for the family to enjoy together. The garden also features a host of fruit trees, including olives, lemons apples and nectarines, plus herbs of all varieties. The kids will have all the room they need for their mini adventures, while mum and dad watch on from the kitchen window.

The perks:

- Classic family home, lovingly renovated
- 728 m2 block
- High quality kitchen with quality appliances and gas cooking
- Instant gas hot water
- Open plan living with northerly aspect
- Gorgeous blackbutt timber deck adjoining kitchen and living space
- Fully renovated laundry, bathroom and separate toilet
- Original timber floorboards, recently re-polished
- Split system a/c in living room
- Established garden with fruit trees, veggie patches and garden shed

Location:

- 1.4km to Fraser Primary School
- 1.5km to major shopping centre at Charnwood
- 1.1km to Melba Shops with Cafe Mame & Drunken Tiger
- 1km to Mount Rogers Nature Reserve

The numbers:

- Rates: \$2,828 p.a.
- Land tax (investors only): \$4,623 p.a.
- EER: 5 stars
- Block size: 728m²
- Living size: 100m²