

7/3 Noble Place, Flynn, ACT 2615

TIMOTHY R^D

Townhouse For Sale

Wednesday, 3 July 2024

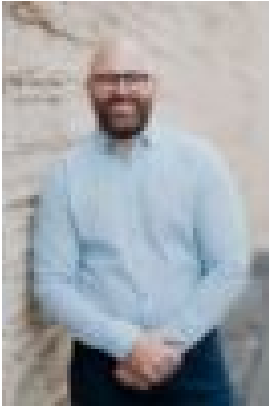
7/3 Noble Place, Flynn, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tim McInnes
0401097568



Annabelle McInnes
0419144208

\$745,000 +

The road home...Nestled within a serene enclave, 7/3 Noble Place, Flynn, represents the epitome of elegance and refinement. As the largest townhouse in the complex, this end unit is a sanctuary of calm and comfort, where meticulous design and thoughtful details merge to create an enchanting retreat. The home's desirable single-level layout ensures seamless everyday living, while the spacious rooms and dual gardens provide an idyllic setting for both relaxation and entertaining. The front garden, adorned with roses and spring bulbs, and the rear garden, ideal for cultivating your own vegetables, offer year-round beauty and utility. Throughout the complex, meticulously landscaped gardens bloom, particularly enchanting in the spring. Inside, the north-facing family and lounge rooms are bathed in natural light, providing warmth during the winter months and a welcoming ambiance year-round. The heart of the home is a well-appointed kitchen, featuring premium Bosch appliances, including a stovetop and dishwasher, as well as a Westinghouse oven. This culinary space is designed to foster connection, seamlessly integrating with both the family/meals area and the front courtyard. The master bedroom is a luxurious haven, offering generous space and a beautifully appointed ensuite. Additional bedrooms are equally inviting, each thoughtfully designed to cater to comfort and style, serviced by a main bathroom and separate toilet. Modern amenities enhance the living experience, with LED lighting throughout, tight-fitted honeycomb blinds for superior insulation, and a 5KW solar panel system with a Fronius inverter. The road ahead...A newly installed double garage door reveals a spacious garage equipped with a 7KW EV charger, reflecting a commitment to modern living and sustainability. The residence also features a reliable internet connection, and an NRMA security system (return to base) for peace of mind. Climate control is optimised with a recently replaced Rinnai central heating and Bonaire evaporative cooler, both centrally controlled and WiFi-enabled, alongside an additional 5KW Fujitsu reverse cycle air conditioner in the family room. 7/3 Noble Place, Flynn, is a residence that promises immediate comfort and ease, allowing you to simply walk in and begin living the life you've always envisioned. The home's allure is further enhanced by the peaceful, friendly, and supportive community of residents, creating a true sense of belonging. Experience a lifestyle where tranquillity, sophistication, and community converge. Discover the unparalleled charm of 7/3 Noble Place, Flynn, and let this exquisite home transform your daily living into an extraordinary experience. Quality features and benefits include...- Largest townhouse in the complex- End unit, with added privacy- A sense of community within the complex- Attractive gardens throughout common areas especially in spring.- Front courtyard with roses and spring bulbs and rear courtyard offers a vegetable garden.- North-facing family room and lounge room- New double garage door - Spacious garage with EV charger 7Kw- LED lighting throughout- Honeycomb blinds tight-fitted to every window to enhance home insulation.- 5Kw solar panel system with Fronius inverter.- NRMA Security system (return to base).- Kitchen showcases a Bosch stovetop and dishwasher, and Westinghouse oven.- Recently replaced Rinnai central heating system and Bonaire Evaporative cooler, controlled centrally (also with WiFi enabled)- Additional Fujitsu reverse cycle (5Kw) air conditioner to family room (cassette style).- On-demand hot water heater Built: 1999 Residence: 121.80m² (approx.) Garage: 36.80m² (approx.) Rates (October 2023): \$2,249 (approx.) Body Corporate (2023-2024): \$3,178 (approx.)