

## Flynn, 12 Blackwell Circuit

### Great family home

Located in an elevated section of Blackwell Circuit, this four bedroom home is positioned with a great aspect and views off to the Brindabellas. With reserve opposite and close to local shops and amenities this home is convenient to say the least.

Equipped with a fifth bedroom or large multi-purpose room, this property offers enough room for all the family. Spacious accommodation includes modern kitchen with stainless steel appliances, two separate living areas, four bedrooms, and an ensuite.

There is a large covered deck out the back which would be perfect for entertaining in the warmer months overlooking a large easy to maintain garden.

Features include:

- Large living areas
- Recently renovated main bathroom



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Lease**

\$800 Per Week

**View**

Tue 20th May @ 8:00AM - 8:15AM

**Contact**

**Jenna Cattnach**

0487 128 589

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**EER**



**LJ Hooker Canberra City**  
(02) 6249 7700

- Large backyard
  - Fifth bedroom or multi-purpose room
  - Reverse cycle air conditioning
  - Built-In wardrobes
- No current EER

This property complies with the minimum ceiling insulation standard.

#### Suburb Snapshot:

The suburb is named after John Flynn, who was a Presbyterian Minister and Missionary who was mainly responsible for the formation of the Australian Inland Mission Aerial Medical service in 1928. Flynn was the forerunner of the Flying Doctor Service in Australia. Streets in Flynn are named after workers in the flying doctor service and the suburb name 'Flynn' was gazetted on 9 September 1971.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

## More About this Property

Property ID	2D7QFHK
Property Type	House
Including	Air Conditioning Deck Dishwasher Built-in-Robes Fully Fenced

#### Jenna Cattanach 0487 128 589

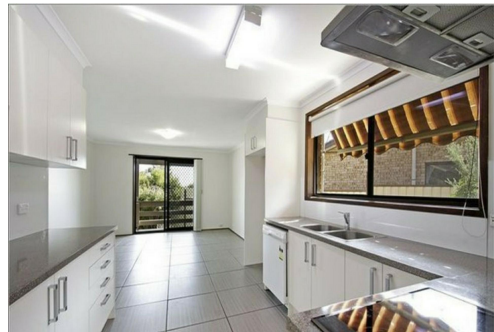
Property Investment Manager | [jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)

#### LJ Hooker Canberra City (02) 6249 7700

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