



3/8 Newland Street, Flynn

## Stylish & Spacious Townhouse Living




Perfectly positioned in a complex, this beautifully designed double-storey townhouse offers modern living with space, comfort and convenience in mind. Featuring a practical floorplan with generous indoor and outdoor living areas, this home is ideal for families or professionals seeking low-maintenance living in a sought-after location.

The light-filled open plan living and dining areas flow seamlessly out to the covered alfresco area and wrap-around courtyard, creating a great space for relaxing, entertaining or enjoying the outdoors year-round.

Upstairs, all three bedrooms include built-in robes, while the spacious master suite boasts a walk-in robe and private ensuite for added comfort and privacy.

Finished with quality appliances, fittings and fixtures throughout, this home offers a stylish yet functional lifestyle.

Just a 10 minute walking to the local Melba shops, cafes and everyday conveniences, and only a 15 minute drive to Belconnen Town Centre, this home combines suburban living with exceptional

3  2  2 

### FOR RENT

Please Call

### AGENTS

Leasing Team

0418 631 503

[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### AGENCY

LJ Hooker Belconnen

(02) 6251 1477

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.



convenience.

Flynn continues to grow in popularity thanks easy access to schools, parks and major transport routes.

Features Include:

- Spacious double-storey townhouse
- Covered alfresco area and large wrap-around courtyard
- Modern kitchen with quality appliances and finishes
- Two generously sized bedrooms with built-in robes
- Master bedroom with walk-in robe and private ensuite
- Ducted reverse-cycle air conditioning for year-round comfort
- Double garage with remote panel lift door
- Fully landscaped, low-maintenance gardens
- Fully insulated walls and ceilings
- Porcelain floor tiles to kitchen and living areas
- Carpeted bedrooms for added comfort
- Colorbond roof and fencing

12 Month Lease

The property complies with the minimum ceiling insulation standard.  
EER Unknown

TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

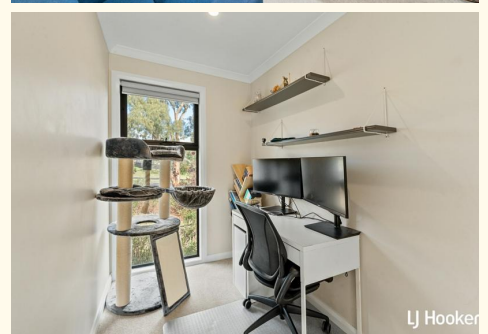
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## MORE DETAILS

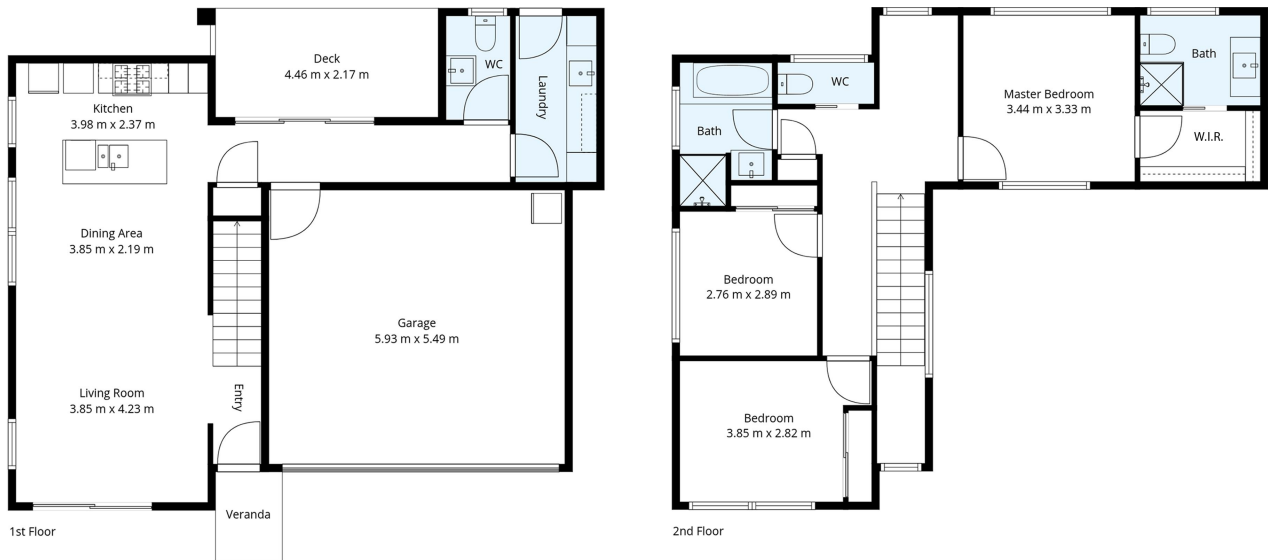
Property ID                   HP13ZF8H  
Property Type               Townhouse

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*