



Flynn, 11 Sanderson Close

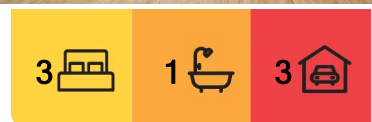
Exciting Entry In Flynn

Welcome to Sanderson Close in Flynn. This charming home is the perfect opportunity for the first home buyer to enter the market.

With a spacious land area of 806 sqm, this property offers plenty of room for outdoor activities sure to entertain kids or pets alike. Entertaining is easy with a large deck which overlooks the spacious garden, perfect for these sunny autumn afternoons.

This property is a blank canvas with generously sized bedrooms, a cozy living area with reverse cycle air conditioning and a functional kitchen with gas cooking makes this property easy to move into.

With a large 54sqm double garage behind the secure, automatic door car port, there is plenty of space for parking and an added layer of security.



For Sale
Auction

View
ljhooker.com.au/HNZEAF8H

Contact
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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.

EER ★★★★★

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(02) 6251 1477

Don't miss out on the opportunity to make this house your home. us today to schedule a viewing!

Features:

- *Functional kitchen with gas cooking
- *Updated dish washer
- *RC/AC cooling/heating
- *Open plan style living/dining
- *Generous sized bedrooms
- *Spacious entertaining deck
- *Large back garden
- *Automatic door car port
- *Large, double garage with work-shop space
- *1 minute walk to Plowman Place Playground
- *4 min walk to Flynn Oval
- *9 min drive to Belconnen
- *4 min drive to Charnwood Shops
- *Short drive to Flynn Preschool & Early Childhood Education Centre

Statistics:

- *Block Size: 806m²
- *House Size: 106m²
- *Garage Size: 54m²
- *Build Year: 1978
- *EER: 1
- *UV: \$505,000
- *Rates: \$2,828
- *Land Tax: \$4,623 (only if rented)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HNZEAF8H
Property Type	House
House Size	106 m ²
Land Area	806 m ²
EER	1
Including	Air Conditioning Deck Dishwasher

Duncan Walker 0452 494 520

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11 Sanderson Close, Flynn



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.

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