



12 Love Street, Flynn

Some homes simply feel right the moment you walk in.....

And for this one much of that begins in the beautifully renovated kitchen, the true heart of this home. Thoughtfully designed for everyday living, the long central island becomes the place where mornings begin with coffee and evenings end with family dinners, while the boys spread out their homework at the counter. Quality NEFF appliances, clever storage and a layout made for entertaining ensure it's as practical as it is stylish. From here you can look straight out to the backyard, across the covered pergola and BBQ area to the lawn where the kids play.

The main living room captures one of the home's most special features - uninterrupted views to the Brindabella ranges. Floor-to-ceiling double-glazed windows flood the space with natural light while keeping the home comfortable year-round, creating the perfect place to relax and watch the sun set over the mountains.

A true game changer for this property is the separate studio. Complete with its own bathroom and heating and cooling, it offers incredible flexibility - ideal for a home business, creative studio, guest retreat or multigenerational living for extended family.

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FOR SALE

Auction Wed, 1st of April at 5:00pm

AGENTS

Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.

 **LJ Hooker**

Set in the welcoming Flynn community, this is a home where families grow. Childcare is just two minutes down the hill, great schools are close by, and the quiet neighbourhood has been the perfect place to raise children from babies through to their teenage years. It offers the best of both worlds- close enough to the city for work and culture, yet far enough away to enjoy the peaceful rhythm of suburban life.

Behind the scenes, the home has also been thoughtfully upgraded for the future, with solar and battery storage, smart security, efficient heating and cooling, and connectivity ready for what's next - adding comfort, efficiency and peace of mind to everyday living.

Features

- Beautifully renovated kitchen with large island & NEFF appliances - The true heart of the home, designed for family life and entertaining.
- Separate studio with bathroom & heating/cooling - A versatile space ideal for a home business, guest retreat or multigenerational living.
- Floor-to-ceiling double glazed windows capturing Brindabella views - Stunning natural light with energy-efficient comfort year-round.
- Solar system with Tesla Powerwall battery - Smart energy solution designed to reduce power bills and future-proof the home.
- Covered pergola & outdoor entertaining area overlooking the backyard - Perfect for BBQs while watching the kids play.

The Numbers

- Rates: \$3,350 approx
- Land Tax (only if rented) \$6,150 approx
- Land Value \$516,000 2025
- Rental Potential per week \$800- \$830 pw approx
- House Size: 152m2 main house, 22m2 Studio
- Block Size : 761m2 approx
- Year Built : 1974

EER : 2



MORE DETAILS

Property ID 36F4GCY
Property Type House
House Size 175 m2
Land Area 762 m2
EER 2

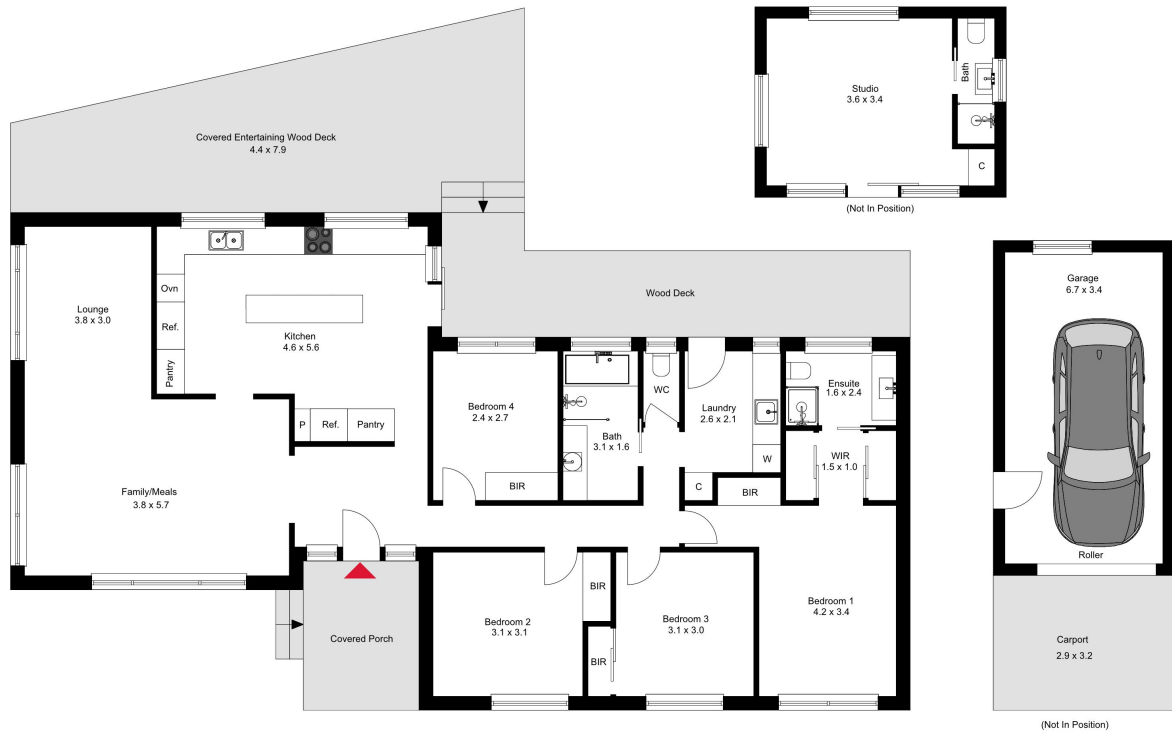
Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
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LJ Hooker Gungahlin (02) 6213 3999

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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