



Flynn, 14 Sanderson Close

Deal Driven Seller!

This home is the perfect opportunity for any buyer looking for a turn-key solution at phenomenal value. The seller has updated much about the home: Doubled glazed windows throughout, engineered wood flooring, Fresh paint throughout, new Downlights and Lighting, updated Bathroom, the list goes on. The seller has invested preparing the home for the market to ensure a smooth transition for the new owner. The seller even went as far as cancelling a long planned overseas holiday for Marketing Campaign and the Sale: you can't get more motivated and committed for a sale than that!

The Location and Proximity to open, green spaces was a big reason the seller loved living here. A short drive to the local shops and Belconnen CBD makes living easy.

Be sure to put this on your list to attend an Open Home, or feel free to reach out and organise a private inspection.



For Sale
Auction

View
ljhooker.com.au/HP0CHF8H

Contact
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EER ★★☆☆☆☆



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.

LJ Hooker Belconnen
(02) 6251 1477

Features:

- * North Facing Home
- * Updated Double Glazed windows
- * Updated flooring throughout
- * New paint throughout
- * Engineered wood floorboards
- * Updated lighting throughout
- * Updated kitchen
- * Updated bathroom & toilet
- * Back deck overlooking garden
- * Large single Garage
- * Large carport
- * Rectangular block
- * Spacious, secure back yard
- * 50m/1 min walk to open green space and Plowman Place Playground
- * 250m/4 min walk to Flynn Oval
- * 3 min drive to Charnwood Shops
- * 7 min drive to Belconnen CBD

Statistics:

- * Land Size: 797sqm
- * Living Size: 108sqm
- * EER: 2.5
- * Rates: \$2,828 p.a.
- * Land Tax: \$4,623 p.a. (investors only)
- * Unimproved Land Value: \$482,000

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

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|----------------------|----------|
| Property ID | HP0CHF8H |
| Property Type | House |
| House Size | 108 m2 |
| Land Area | 797 m2 |
| EER | 2.5 |

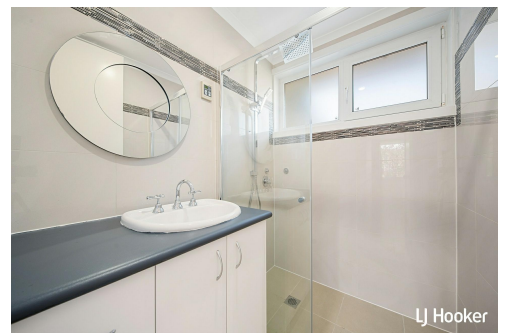
Duncan Walker 0452 494 520

Sales Agent | dwalker@ljhbelconnen.com.au

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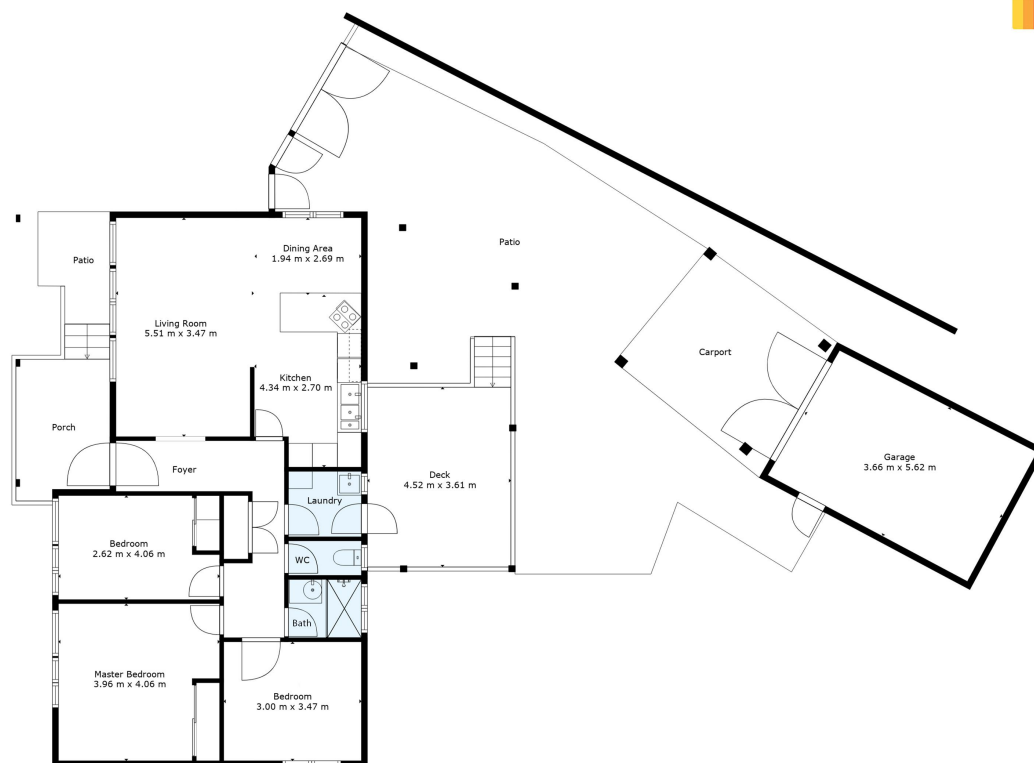
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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