



LJ Hooker
Manuka



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Flynn, 16 Goessling Place

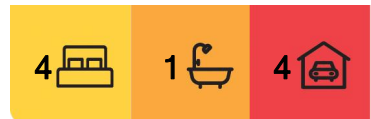
North-Facing Home in Peaceful Flynn Cul-de-Sac

Auction Location: on site

Welcome to 16 Goessling Place, a delightful family home located in the serene and sought-after suburb of Flynn. This refreshed property is perfectly positioned in a peaceful cul-de-sac, offering privacy and charm with a versatile layout suited to growing families, first-home buyers, and investors alike.

The home boasts ample room for comfortable living. It features four well-proportioned bedrooms, two with built-in wardrobes, and separate living and dining areas, offering flexibility for daily life and entertaining. A spacious bathroom with a separate toilet ensures convenience for busy households, while the practical kitchen is equipped with reliable Westinghouse appliances.

The north-facing aspect fills the living areas with natural light in winter, creating a warm



For Sale

Auction: Saturday 14th December, on site at 1pm

View

ljhooker.com.au/1TUGFMF

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources.

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EER ★★★★★

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and inviting atmosphere, while keeping the space cool during the summer months. Outside, the private backyard offers plenty of room for kids to play or for you to enjoy outdoor gatherings.

Situated on a generous 794 m² block, this home is just moments away from Flynn Oval and a short walk to Mount Rogers Primary School, making it ideal for families. With local shopping nearby, the location offers a blend of tranquillity and accessibility that's hard to beat.

Features:

- *4 bedrooms, 2 with built-in wardrobes
- *Separate living and dining areas
- *Practical kitchen with Westinghouse appliances
- *Spacious bathroom with separate toilet
- *North-facing living areas for optimal natural light
- *Private backyard ideal for families and entertaining
- *Located on a generous 794 m² block
- *Internal living space of approximately 133 m²
- *Peaceful cul-de-sac location
- *Walking distance to Flynn Oval and Mount Rogers Primary School.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

| | |
|----------------------|--|
| Property ID | 1TUGFMF |
| Property Type | House |
| EER | 1 |
| Including | Air Conditioning Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking |

Dikshant Dhungel 0451 404 198

Property Consultant | dikshant.dhungel@ljhmanuka.com.au

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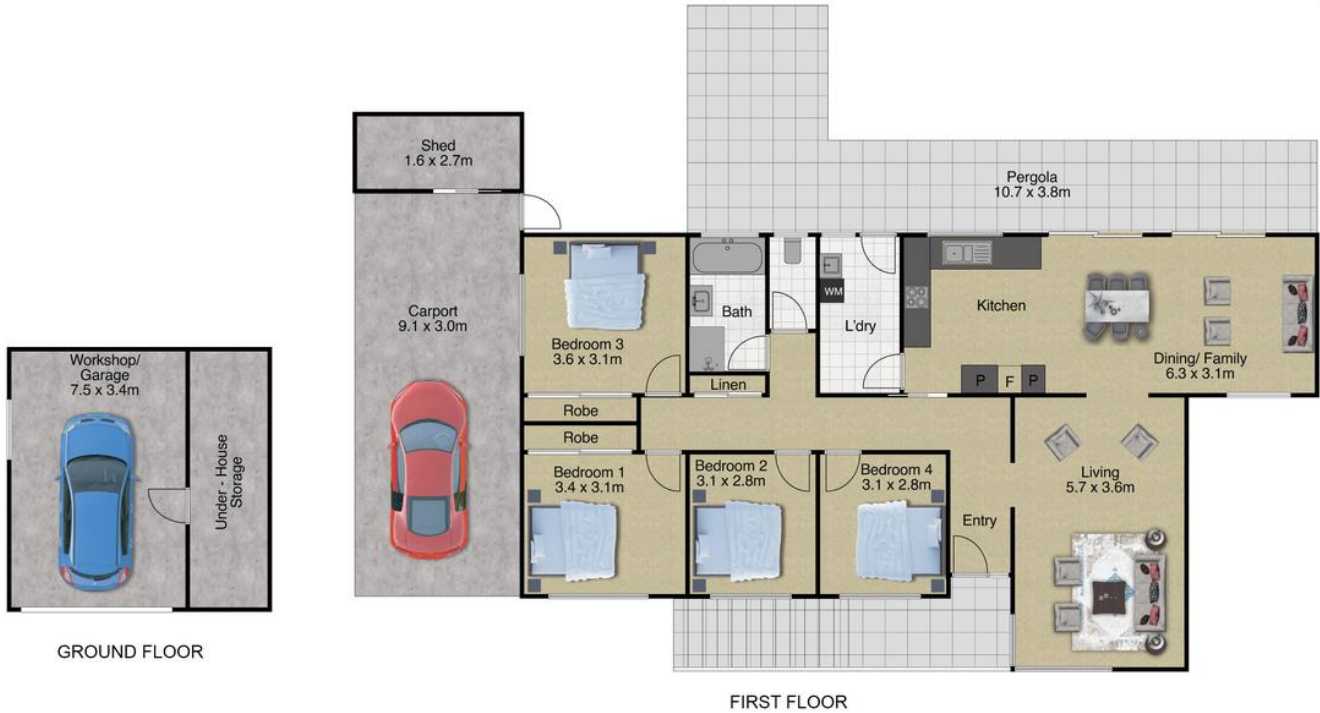
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GROUND FLOOR

FIRST FLOOR

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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