



## Flynn, 2 Wilkinson Street

You'll Feel Right at Home Here

Offered for sale for the first time since the current owners bought it brand new in November 1974. Spacious and with modern inclusions, the home has had its final refresh and is ready for its new chapter with a new family.

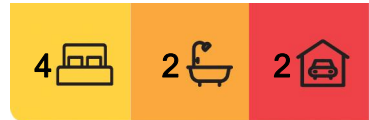
The practical flow between the separate living areas is ideal for growing and large families needing space. The generous formal lounge and dining features large windows with plantation shutters.

The kitchen and meals area are at the center of the home. With stone bench tops, an integrated dishwasher and plenty of cupboard space. The back living room seamlessly flows on and takes in the view of the backyard and the first outdoor entertaining area.

All bedrooms down the hall have plantation shutters and are fitted with built in robes, and the master at the end has its own ensuite.



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP016F8H](http://ljhooker.com.au/HP016F8H)

**Contact**  
**George Vlandis**  
0437 398 774  
gvlandis@ljhbelconnen.com.au  
**Joy Patel**  
0499 912 090  
jpatel@ljhbelconnen.com.au

EER ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

Surrounded by established gardens the front native garden is low maintenance, offering privacy to the home while the back garden is an oasis with two generous yet discreet patios for entertaining. A raspberry patch and veggie garden and still lots of room for the kids to enjoy.

The sellers are ready to make the selling decision. Be sure not to miss out on your new family home!

- \* Freshly painted throughout
- \* New carpet throughout
- \* Plantation shutters in all bedrooms and living
- \* Master with ensuite and built in robes
- \* All bedrooms with built in robes
- \* Two-way bathroom and separate toilet
- \* Formal lounge and dining
- \* Updated kitchen with integrated dishwasher
- \* Meals and family room
- \* Ducted reverse cycle A/C
- \* Double garage
- \* Storeroom/ studio behind the garage
- \* Two outdoor entertaining areas
- \* Established gardens

\* Build Year: 1974/75

\* Land Size: 928sqm

\* Living Size: 178sqm

\* Garage Size: 54sqm

\* Storeroom Size: 18sqm

\* EER: 1.0

\* Rates: \$2,750 p.a.

\* Land Tax: \$4,441 p.a. (investors only)

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

<b>Property ID</b>	HP016F8H
<b>Property Type</b>	House
<b>House Size</b>	178 m2
<b>Land Area</b>	928 m2
<b>EER</b>	1

### George Vlandis 0437 398 774

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

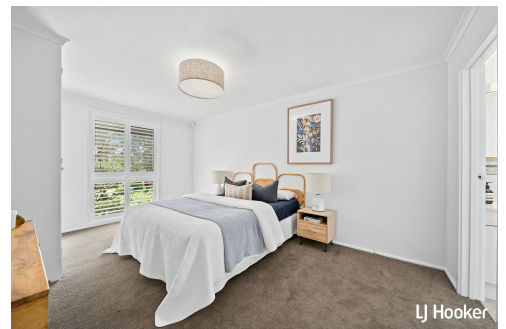
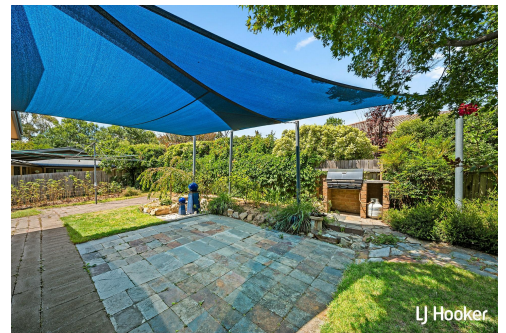
### Joy Patel 0499 912 090

Sales Agent | [jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

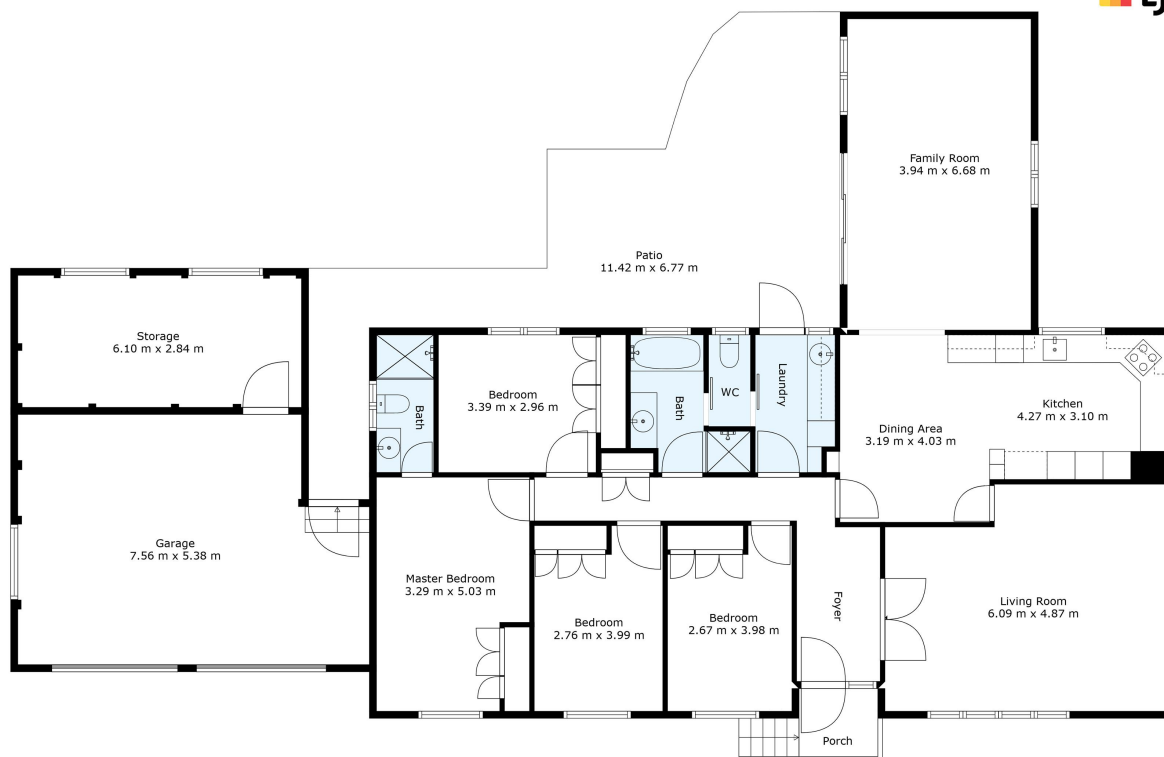
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**LJ Hooker Belconnen**  
**(02) 6251 1477**

**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.



**2 Wilkinson Street, 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.*

**aperture**  
media house