



22 Bingle Street, Flynn

Room to Grow in the Heart of Flynn

FIND.

Positioned in a great pocket of Flynn within a welcoming, family-friendly community, this freshly updated four-bedroom home offers generous proportions, flexible living and outstanding potential on a large 821sqm block. With strong street appeal and a beautiful front deck setting the tone, the home immediately feels warm and inviting. Inside, fresh paint, new timber-look flooring and carpet create a refreshed interior ready for its next chapter.

LOVE.

Designed with family living in mind, the home features a huge living area and an open plan dining and newly renovated kitchen complete with new appliances including rangehood, stovetop, oven and fridge. There is plenty of storage and space for a growing family, while the thoughtful layout provides separation with the master bedroom positioned away from the remaining three bedrooms. A beautiful sunroom with its own kitchenette adds incredible flexibility, ideal for extended family, a home business, or additional entertaining space. Outdoors, the low-maintenance yard includes a large tiled and painted shed that could easily function as a games room, man cave or future granny flat conversion (STCA), plus a double car garage,

4  2  2 

FOR SALE

Sale By Negotiation

VIEW

Sat 28th Mar @ 10:30AM - 11:00AM

AGENTS

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AGENCY

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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**

additional large storage shed and even a thriving pumpkin patch for those who love a productive garden.

LIVE.

Enjoy the convenience of being located in a peaceful, established part of Flynn, surrounded by a strong sense of community. With local schools, shops, parks and public transport all within easy reach, this is a home that delivers both everyday comfort and long-term potential. Spacious, practical and versatile, it's a property that can truly adapt as your family grows.

ABOUT THE AREA

Local Transport:

- Easy access to local bus routes
- Convenient connection to Belconnen Town Centre

Shopping & Dining:

- Local Flynn shops
- Charnwood Shopping Centre
- Belconnen Town Centre

Schools:

- Flynn Primary School
- Mount Rogers Primary School
- Melba Copland Secondary School

OVERVIEW:

- Four bedrooms (two with built-in robes)
- Master bedroom positioned separately for privacy
- Two bathrooms
- Newly renovated kitchen with new appliances
- Open plan dining and kitchen area
- Huge living area
- Beautiful front deck
- Sunroom with kitchenette
- New timber-look flooring & carpet
- Freshly painted
- Gas wall heater
- Double car garage
- Large tiled & painted shed (potential granny flat STCA)
- Additional large storage shed

RATES/SIZE:

House Size: 150sqm approx.

Block Size: 821sqm approx.

EER: 0

Rates: \$3,164 p.a approx.

Land Tax: \$5,659 p.a approx.

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EER



MORE DETAILS

Property ID 1J09F9U
Property Type House
House Size 150 m2
Land Area 821 m2

Olivia Schultz 0415 366 287

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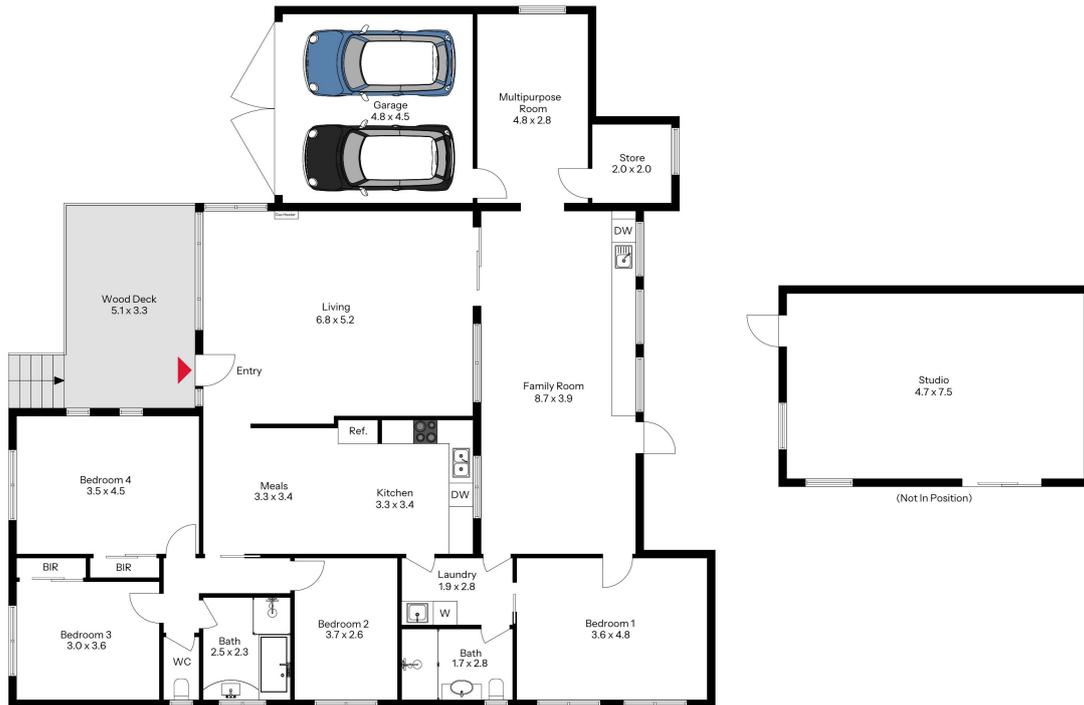
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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