



3 Pattinson Crescent, Flynn

Leafy Surrounds & Lifestyle Appeal

- Room Auction | LJ Hooker Canberra City | Wednesday the 28th January at 6pm




FIND.

Quietly positioned on a generous corner block within a peaceful, family-orientated pocket of Flynn, this single-titled home offers comfort, space and immediate liveability. Set within a well-established community known for its leafy surrounds and relaxed atmosphere, the home enjoys a private frontage and a sense of separation rarely found. With everyday conveniences, parks and schools close by, this is a location that effortlessly supports family life.

LOVE.

Designed with functionality and flow in mind, the open-plan living and dining area forms the welcoming heart of the home, complemented by timber-look flooring and a freshly painted interior. Four well-sized bedrooms, all with built-in wardrobes, provide ample accommodation, while the home's layout allows families to spread out and connect with ease. Outdoors, a generous deck and expansive yard create the perfect setting for entertaining, play or simply relaxing, with plenty of space made possible by the impressive 888sqm block.

LIVE.

4  2  3 

FOR SALE

Auction

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**

Enjoy the lifestyle benefits of a quiet, community-focused suburb while remaining well connected to local shops, schools and transport options. Whether it's morning walks through nearby green spaces, hosting friends on the deck, or watching kids enjoy the freedom of a large yard, this move-in-ready home delivers a balanced lifestyle with room to grow.

ABOUT THE AREA

Local Transport:

- Easy access to local bus routes
- Convenient connections to Belconnen Town Centre and Canberra CBD

CBD

Shopping & Dining:

- Belconnen Town Centre
- Local Flynn and surrounding suburb shops

Schools:

- Flynn Primary School
- St Francis Xavier College
- St Thomas Aquinas Primary School

WHAT THE OWNER LOVES:

“We love the outside areas of the house the most, they provide different living areas to suit the weather and temperature, there was always a favorite area at any one time of the year. The home is large enough for everyone to have their own space to work, play or relax.”

OVERVIEW:

- Four bedrooms, all with built-in wardrobes
- Two bathrooms
- Double car garage + 1 carport
- Single-titled home
- Open-plan living and dining
- Freshly painted interior
- Timber-look flooring throughout
- Private front courtyard
- Generous entertaining deck
- Large corner block with ample outdoor space
- Move-in ready
- Evaporative cooling
- Ducted gas heating

SIZE / RATES:

Land Size: Approx. 887sqm approx.

Living Size: Approx. 146sqm approx.

EER: 0.5

Year Built: 1973

Rates: \$3,208 p.a approx.

Land Tax: \$5,776 p.a approx.

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MORE DETAILS

Property ID 1HYFF9U
Property Type House
House Size 146 m2
Land Area 887 m2
EER 0.5

Eoin Ryan-Hicks 0424 042 419

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