

Flynn, 3 Wyles Place

Stunning Panoramic Views to the Brindabellas

High set in a quiet pocket of Flynn, this well maintained family home offers breathtaking panoramic views to the Brindabella Ranges, the gorgeous outlook providing a daily reminder of Canberra's natural beauty.

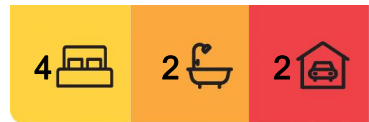
Mostly original throughout, the home is in great condition and offers plenty of space. Very comfortable exactly as it is, there is also scope to renovate and add your own personal touches and improvements in years to come.

There are multiple living areas, a well-appointed kitchen, and four ample bedrooms. The main suite includes a walk through robe and private ensuite, while two of the remaining bedrooms offer built-in wardrobes, ideal for a growing family.

Large windows fill the living areas with natural light and solar tinted film and exterior blinds that provide year round energy efficiency and comfort.



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
By Negotiation

View
ljhooker.com.au/35CTGCV

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LJ Hooker Gungahlin
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Outdoors, the yard is a great size with plenty of space for pets and children to play. The established native gardens are beautifully private and have been designed to attract local birdlife and the low maintenance space features native grasses, mature shrubs, a dripper line watering system, and a water tank to keep everything flourishing.

An oversized two car garage with extensive under house storage completes the package.

With its generous layout, comfortable features, and exceptional outlook, this is a home that offers not only immediate liveability but exciting future potential for updates and personalisation.

Features include:

- Elevated position with stunning views to the Brindabellas
- Well maintained family home in a quiet, quality street
- Four bedrooms, the main with walk through robe and ensuite
- Lounge plus family/dining area with garden views
- Well equipped kitchen with floor to ceiling pantry and ample storage
- Ducted gas heating and split system air conditioning
- Ceiling and wall insulation for year round comfort
- Solar panels and tinted windows with exterior blinds on north, west, and south sides
- Native gardens with dripper irrigation and bird-attracting plants
- Water tank and garden shed
- Oversized two car garage with extra storage; one auto door
- Close to local schools, shops, and transport
- Excellent potential for future renovation and improvement

Stats:

Living space: 141sqm approx.

Garage size: 54sqm approx.

Land size: 748sqm approx.

Rates: \$3,097 pa

Land tax (only if rented): \$5,239pa

Year built: 1974

EER: 4.5 stars

More About this Property

Property ID	35CTGCV
Property Type	House
House Size	141 m2
Land Area	748 m2
EER	4.5
Including	Ensuite Air Conditioning Ducted Heating Ensuite Double Garage Gas Cooking Leafy Gardens Views

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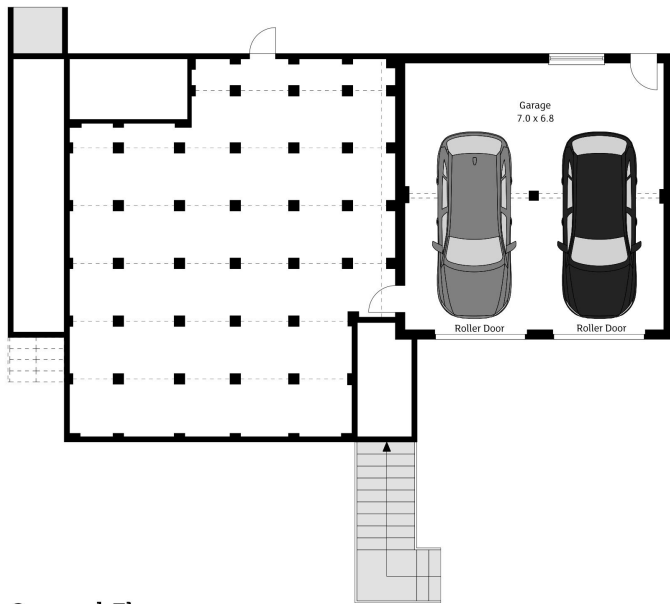
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Ground Floor



First Floor

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.

3 Wyles Place, Flynn

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