

Flynn, 6 Herschell Circuit

Versatility, Character and Room to Grow

If you're after a home with personality, space, and endless flexibility, 6 Herschell Circuit in Flynn could be just the home you've been waiting for. Tucked away in a peaceful, leafy street, this deceptively spacious home offers a unique floorplan designed to adapt to the needs of growing, extended or blended families.

From the street, the home may appear modest, but once you step inside you'll discover a versatile layout with a mix of cosy nooks and generous living areas. The home includes three bedrooms and a study, however there is also a bonus multi-purpose room that could easily serve as a fourth bedroom, home office or creative space.

Inside, you'll find multiple formal and informal living areas that provide ample room for family life and entertaining. The kitchen has been updated and features quality appliances, including a Bosch self-cleaning oven and there is also a servery through to the dining area. With ducted gas heating, split system air conditioning, tastefully renovated bathrooms and



For Sale
By Negotiation

View
ljhooker.com.au/35E0GCY

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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.

EER ★★☆☆☆☆

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a host of thoughtful upgrades throughout, this home is as practical as it is full of character.

In addition, a detached studio provides an ideal self-contained space for teenagers, elderly parents, guests or even a home business. With its own kitchenette, bathroom and separate entrance, it offers independence without sacrificing proximity.

Outside, the established gardens provide a tranquil setting with plenty of space to play, relax, or entertain under the trees. There is also a beautiful vegetable garden, fruit trees and mature, native gardens that attract a multitude of visiting birds all year round.

Don't miss your chance to secure a home that offers genuine flexibility and charm in a family-friendly neighbourhood. Be quick to inspect!

Features Include:

- * Versatility and space for a growing or extended family
- * Three bedrooms plus a study and an additional room that can easily serve as a fourth bedroom
- * Main bedroom with ensuite and walk-through wardrobe
- * Multiple formal and informal living areas
- * High quality double glazed windows in the living space
- * Updated kitchen with Bosch self-cleaning oven and servery to dining room
- * Stylish renovated bathrooms
- * Ducted gas heating and split system air conditioning
- * Detached studio with kitchenette, bathroom, air conditioning and separate access
- * Separate room beside the studio, ideal as a home gym, hobby room or workshop
- * Double enclosed carport with additional off street parking space
- * Generous backyard with fruit trees, flourishing vege patch and native, bird attracting gardens
- * Lovely, shaded spaces outdoors to relax and entertain
- * Quiet street location within easy reach of great local shopping, schools and parkland

Stats:

Internal living space: 177.9sqm

Studio space: 43.5sqm

Carport and storeroom space: 58.9sqm

Land size: 884sqm approx.

Rates: \$2,863pa

Land tax (only if rented): \$4,704pa

Year built: 1974

EER: 2 stars



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More About this Property

Property ID	35E0GCY
Property Type	House
House Size	177 m2
Land Area	884 m2
EER	2
Including	Ensuite Study Air Conditioning Ducted Heating Gas Cooking Electric Cooking Carpets Polished Timber Studio

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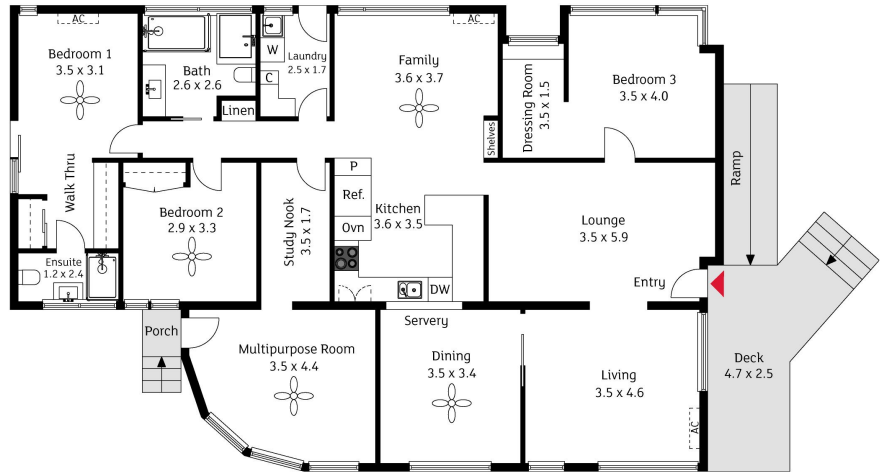
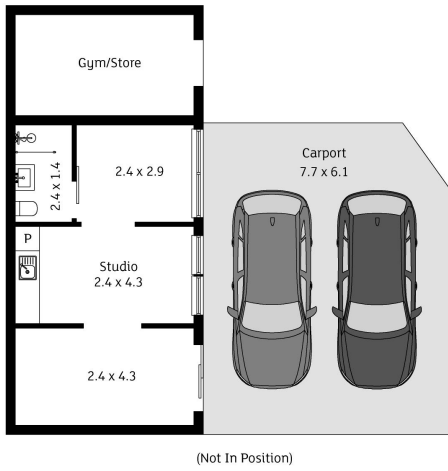
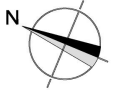
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

6 Herschell Cct, Flynn

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