



Flynn, 7 Ryle Place

Live in Style at 7 Ryle!

If breathtaking views are what you crave, few homes in Canberra rival the sweeping vista offered by this spacious, meticulously designed family residence. Perched atop a picturesque setting, the covered front balcony provides captivating panoramas over the Belconnen region, inviting you to witness the changing seasons from your elevated sanctuary. Imagine toasting marshmallows around your outdoor fire pit, watching the sun set over the snow-capped Brindabellas.

From the moment you approach, the use of natural materials evokes a modern, luxurious feel, with stone retaining walls, slate steps, and timber decking creating a welcoming facade. Step inside, and the sense of luxury further unfolds. While the view steals the spotlight, the sophisticated design and top-tier amenities vie for attention.

Boasting four bedrooms, four distinct living areas, and three entertaining spaces, this home caters to every family need. The separate lounge at the front welcomes relaxation,



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SOLD

4

2

2

For Sale
\$1,150,000+

View
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EER

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complete with a mains gas fireplace for cozy evenings, and opens through bi-fold doors onto the aforementioned balcony. The heart of the home, a bespoke kitchen, effortlessly connects to the lounge, dining, family room and features a convenient servery window to the sunroom - a dream for avid entertainers.

The rear sunroom presents an idyllic indoor/outdoor entertaining space, epitomising resort style living. Bathed in the warmth of the northern sun, this expansive entertaining area boasts two generously sized weather-controlled skylights, complemented by ceiling fans and electric heaters for year-round comfort. Effortlessly transitioning through bi-fold doors, the space opens onto the glistening 7m pool, inviting you to enjoy countless leisurely weekend afternoons.

On the main level, three generously sized bedrooms, including a lavish main retreat with walk-in robe and ensuite (with in-slab heating), await. Descend downstairs to discover a rumpus room, powder room, and a sizable fourth bedroom. This versatile space is perfect as a teenager's retreat, work from home space, or abode for extended family, and adds to the flexibility of the considered floorplan.

Quality inclusions abound, including a built-in security camera and alarm system, solar panels, remote-controlled blinds and curtains, double-glazed windows, wine cellar, Sonos speaker system, and C-bus lighting control. Ducted gas heating, evaporative cooling (upstairs), and reverse-cycle air conditioning (downstairs) ensure year-round comfort.

From the captivating views to the meticulous craftsmanship, well-thought floorplan and abundant entertaining spaces, this home epitomizes magnificence. Don't let this opportunity slip away!

At a glance;

- Ducted gas heating
- Ducted evaporative cooling (upstairs)
- Reverse-cycle air conditioning (downstairs)
- Gas fireplace to living room
- Double glazed windows throughout
- Front covered balcony with captivating views (bi-fold doors to living room)
- Sunroom with bi-fold doors, weather-controlled skylight, kitchenette, ceiling fans and electric heaters
- In-ground, 7metre pool
- Sonos speaker system
- Under house storage
- Wine cellar
- C-bus controlled lighting
- Solar panels
- Security system

More About this Property

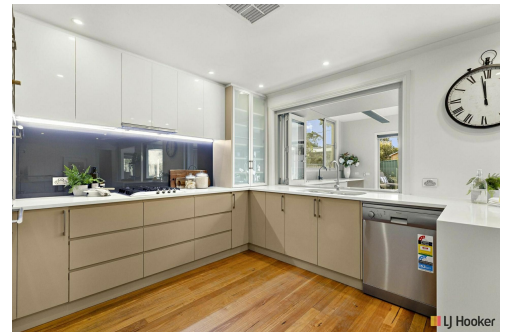
Property ID	1DXHQ0F92
Property Type	House
Land Area	691 m ²
EER	3

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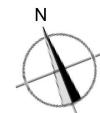
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First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

7 Ryle Place, Flynn

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