






8 Bennett Place, Flynn

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## Original Charm with Excellent Potential in a Quiet Cul-de-Sac

Set in a peaceful cul-de-sac and surrounded by leafy established gardens, this classic three-bedroom home offers an exciting opportunity for buyers looking to renovate, refresh, or extend over time. Positioned on a generous 797sqm level block, the property provides space, privacy, and excellent potential to create a modern family home while enjoying the character of an original Canberra residence.

The home itself remains largely untouched and in quite original condition, which will appeal to buyers who appreciate the chance to modernise at their own pace. Offered to the market for the very first time, the property has been tightly held by the original family since it was built. Inside, the layout is simple and functional, with a separate lounge, dining area and kitchen. Large windows throughout the home allow plenty of natural light, and the bedrooms are all a good size, creating a bright and welcoming feel.

While comfortable as it stands, the home presents clear scope to update and personalise. Whether you choose to renovate the existing spaces, extend the home, or simply refresh with cosmetic improvements, the possibilities here are excellent.

**FOR SALE**  
By Negotiation

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outside, the large level block offers established gardens and plenty of room for children and pets to play. The property also includes an oversized single carport with a secure remote door, providing excellent covered parking and storage.

The location is another highlight, tucked away in a quiet street yet conveniently close to parkland and offering easy access to major arterial roads connecting to Belconnen Town Centre and the city.

Features include:

- Mostly original condition with great potential to update
- Offered for sale for the first time
- Ample bright and airy living areas
- Functional kitchen with scope to renovate
- Good sized bedrooms with large windows and plenty of natural light
- Timber flooring
- Near new reverse cycle air conditioning
- Oversized single carport with remote secure door
- Large level 797sqm block
- Established leafy gardens
- Quiet cul-de-sac location near parkland
- Local shops and schools all within easy reach
- Easy access to major arterial roads to Belconnen Town Centre and the city

A wonderful opportunity for buyers seeking a home with solid bones, a generous block and the chance to add their own style and value over time.

Stats:

Living space: 99.77sqm approx.

Rates: \$3,021pa

Land tax (only if rented): \$5,463pa

EER: 0.5 stars

## MORE DETAILS

Property ID	36F8GCV
Property Type	House
House Size	99 m2
Land Area	797 m2
EER	0.5

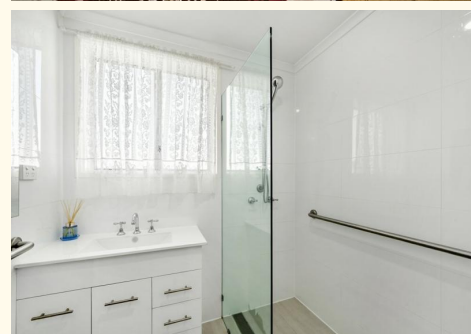
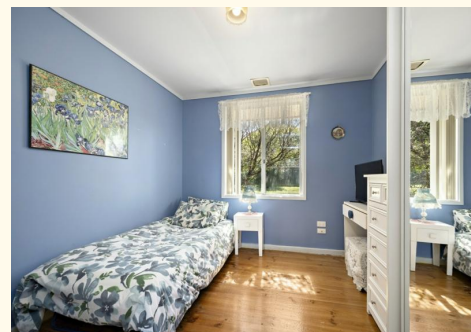
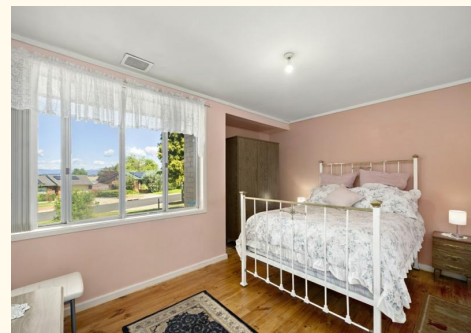
**Peta Barrett 0499 044 028**

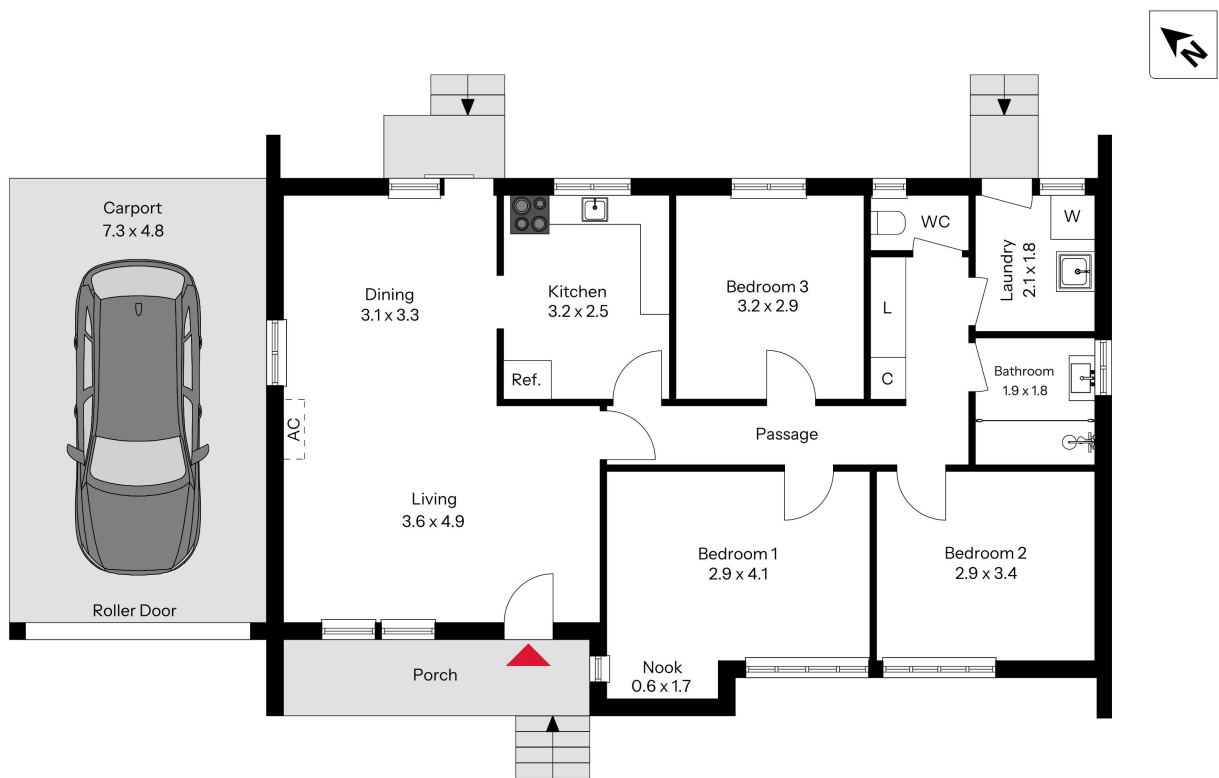
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

8 Bennett Place, Flynn

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