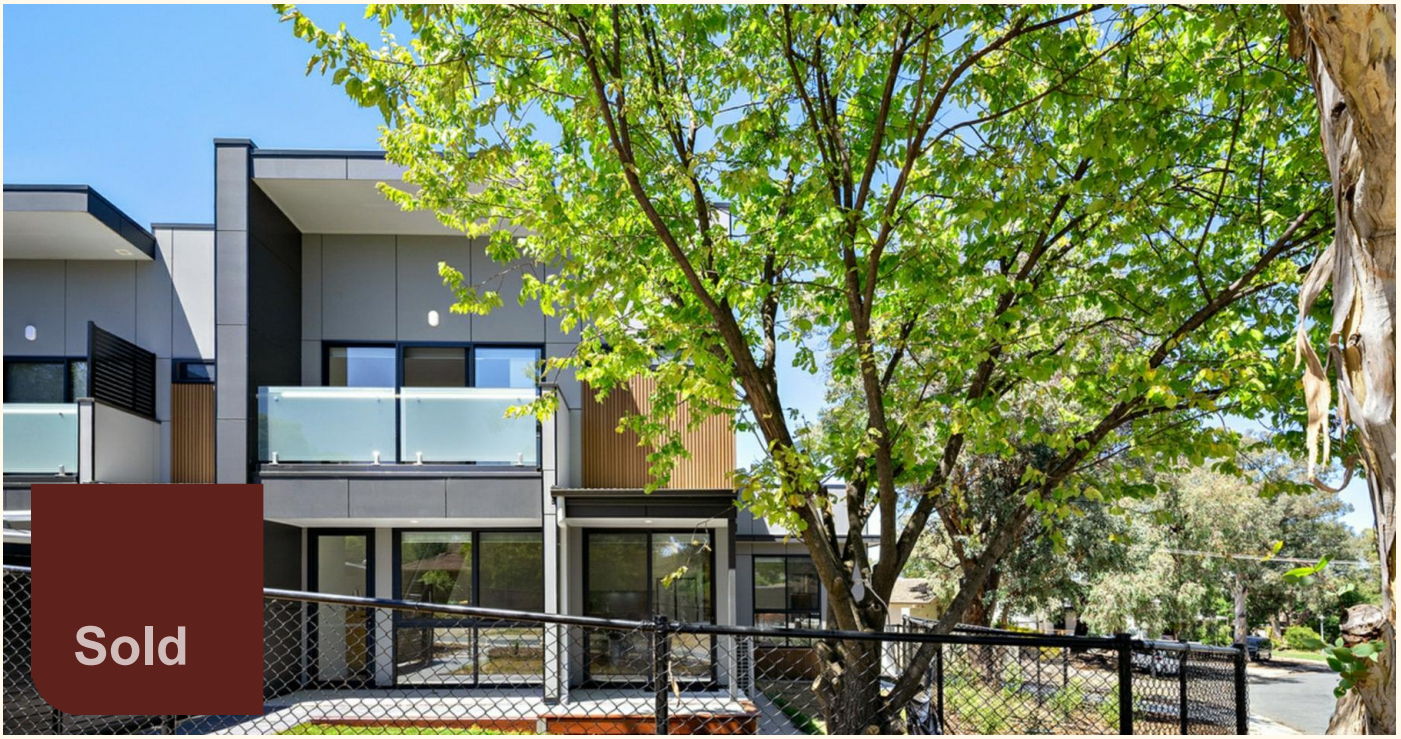







1/1 Hedland Circuit, Flynn

Sunlit Spaces, Timeless Living & Warm Hearts!

Positioned on a wonderful quiet street, complete in 2025, architecturally designed with quality finishes, and bright spaces, this home presents a north-facing townhouse where contemporary luxury meets warmth and everyday comfort. From the moment you arrive, this home reveals a thoughtful design focused on light, space and effortless living.

Enjoy expansive floor-to-ceiling windows, illuminating the open-plan living area and highlighting the elegant timber feature wall that adds texture and character to the space. This inviting central zone feels both refined and relaxed, ideal for quiet evenings at home or hosting family and friends. At the heart of the home, the kitchen is a true statement of quality and functionality, finished with well-regarded BOSCH appliances, soft-close white cabinetry and a generous sink. It is a space designed for connection, whether preparing weeknight meals or entertaining on weekends.

The lower level offers a private bedroom retreat with a spacious walk-in robe and a beautifully appointed ensuite. Textured tiles, a rainfall shower, floating vanity and LED interactive mirror create a spa-like atmosphere, providing comfort and style in equal measure.

3 3 2

FOR SALE
$850,000+

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LJ Hooker

Completing this level is the oversized 38m² garage with internal access and a separate toilet.

Thee home continues to impress upstairs with a light-filled landing that has been thoughtfully arranged as a study space, offering peaceful views across the surrounding suburb. This area feels calm and welcoming, making it the perfect place to work or unwind. The master suite is a refined sanctuary, generously proportioned with an oversized walk-in robe and a private ensuite featuring rainfall shower and floating vanity. Double-glazed sliding doors open to your own sunlit balcony, creating a beautiful place to enjoy morning light or an evening breeze. A third bedroom with mirrored wardrobe sits alongside a stylish main bathroom complete with bathtub, rainfall shower and LED interactive mirror, ensuring comfort for family or guests.

Every element of the home has been designed with sustainability and year-round comfort in mind. A 6 star energy efficiency rating, double-glazed windows throughout, solar power, instant gas hot water and zoned ducted reverse-cycle heating and cooling provide a home that is both environmentally conscious and luxurious to live in.

Outdoors, the low-maintenance enclosed grassed yard wraps gently around the corner of the home, offering a private and secure space for children to play, pets to roam or for you to relax in the sunshine with a coffee or a book. This outdoor area extends the living spaces wonderfully and enhances the home's sense of openness.

The location completes the picture. Enjoy a short 5 minute walk to the local IGA, Café Mame, post office, community hall and nearby dining options. Charnwood Shops, medical centre and Woolworths are just minutes away. Melba Primary and Secondary School campus is within 10 minutes walking distance, while the University of Canberra and Belconnen Town Centre are only an 8 minute drive.

Warm, light-filled and beautifully finished, this brand-new residence offers a rare opportunity to secure a refined and welcoming home in one of Flynn's most convenient and connected pockets. A place to settle in, slow down and enjoy a lifestyle of comfort, style and ease.

BRIEF
- 3 bedrooms, 3 bathrooms, 2 garage
- 144.4m2 internal, 183m2 house, 38m2 garage
- North facing, split level, corner townhouse
- BOSCH appliances, soft close drawers, timber feature wall, floor to ceiling windows
- Zoned reverse cycle heating and cooling
- 7.2 star energy efficiency rating
- Built in 2025
- Enclosed, wrap around grassed yard
- Open plan living space
- " Large staircase landing perfect for an at home study
- " 5 minute walk to local IGA and Café Mame. 6 minute drive to Charnwood Shops, 10 minute walk to Melba Primary and Secondary School, while the University of Canberra and Belconnen Town Centre only an 8 minute drive away.

Disclaimer:
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MORE DETAILS

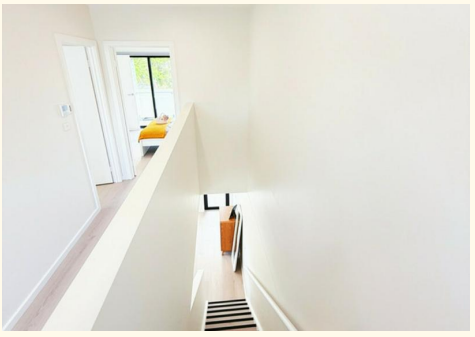
Property ID	1HZJF9U
Property Type	Townhouse
House Size	183 m2
Land Area	293 m2
EER	7
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Courtyard
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage











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First Floor



Ground 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.

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