






2/3 Noble Place, Flynn

Stylish, Sophisticated Townhouse. Excellent Boutique Collection

A rare and unique opportunity in Flynn. Properties like this are rarely available in the tightly held suburb of Flynn. Offered with Vacant Possession. 2/3 Noble is a 3 bed single level ensuite townhouse with a moderate Strata Fee. It is in a wonderful location in a delightful, well-managed boutique collection.

The kitchen is excellent with gas cooktop, electric oven and dishwasher which was replaced in 2015. There are two separate living areas and the lounge/dining space is a good size. All the bedrooms have built-in wardrobes and there is a well-positioned linen cupboard. The bedroom carpets were replaced in 2024. Climate control is by ducted gas heating and two split system RCAC units. This is a comfortable home. The hot water is via a gas powered storage system (replaced with a new system in 2018). The covered patio at the back of the house extends beautifully to a pleasant, private lawn courtyard which, in turn, provides direct access to Companion Crescent and a well-serviced bus stop. There is a garden shed for storage of equipment and garden supplies. Perfect residence, exceptional investment.

3  2  2 

FOR SALE
\$740,000

VIEW
Sat 11th Apr @ 9:30AM - 10:00AM

AGENTS
Naish Stormon
0488 164 426
naish.stormon@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

 **LJ Hooker**

Car accommodation is a large, secure double garage with internal access.

This is a superb opportunity. Call me now to arrange an inspection or be at the next Open Home.

- Block 1, Section 39
- Land: 371m²
- Living 153m²
- Patio: 14m²
- Garage: 39m²
- Rates: \$2654.71
- Land Tax: \$3673.64
- Strata Fee: \$943pq
- Built : 1999
- Internet: FTTN

Naish Stormon, L J Hooker, 0488 164 426

MORE DETAILS

Property ID	360UGCY
Property Type	Townhouse
House Size	153 m ²
Land Area	371 m ²
EER	4.5
Including	Air Conditioning

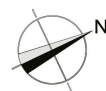
Naish Stormon 0488 164 426

Licensed Agent ACT and NSW | naish.stormon@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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.

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