



3/8 Newland Street, Flynn

## Modern Three Bedroom Townhouse in Boutique Complex

This well-designed 3 bedroom, 2 bathroom double-storey townhouse offers a spacious and practical layout, with a strong focus on open plan living and seamless indoor-outdoor flow. The living and dining areas open out to multiple outdoor spaces, including an alfresco area and wrap-around courtyard, making it perfect for both relaxing and entertaining.

The functional floorplan provides great separation between living and sleeping areas, ensuring privacy throughout. All three bedrooms are generously sized and include built-in robes, while the master bedroom features a walk-in robe and private ensuite. Finished with quality appliances, fittings and fixtures throughout, this home has been thoughtfully designed with comfort and convenience in mind.

Positioned within a boutique complex of just three townhouses, this property offers a sense of privacy while still being close to everything. Just a short stroll to the Melba shops where you can enjoy a coffee, and close to the Belconnen Town Centre.

3  2  2 

### FOR SALE

Please Call

### AGENTS

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Robert Murphy  
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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.



Flynn is a tightly held suburb that continues to grow in popularity, particularly with young families, thanks to its quiet surroundings and easy access to major Town Centres and the City.

**Features:**

- Modern and move-in ready
- Double garage with remote panel lift door
- Built-in robes plus walk-in robe to master
- Separate water, electricity and gas meters
- Fully landscaped gardens
- Colorbond roof and fencing
- Continuous gas hot water system
- Fully insulated walls and ceilings
- Ducted reverse-cycle air conditioning system
- Porcelain floor tiles in kitchen and living areas, with carpet to bedrooms

Year Built: 2020

Upper Level: 67.50 sqm

Lower Level: 63.60 sqm

Garage: 36.90 sqm

Total internal Area: 168 sqm

EER: 5.0

Rates: \$1,024 p.a. (Approx)

Body Corp Fees: \$2,357.32 p.a. (Approx)

Land Tax: \$1,412 p.a. (investors only)

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**MORE DETAILS**

Property ID	HP0ZUF8H
Property Type	Townhouse
House Size	168 m2
EER	5
Including	Study Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Built-in-Robes Fully Fenced Remote Garage

**Murhaf Al Daraan 0426 848 464**

Sales Agent | [maldaraan@ljhbelconnen.com.au](mailto:maldaraan@ljhbelconnen.com.au)

**Robert Murphy 0414 734 185**

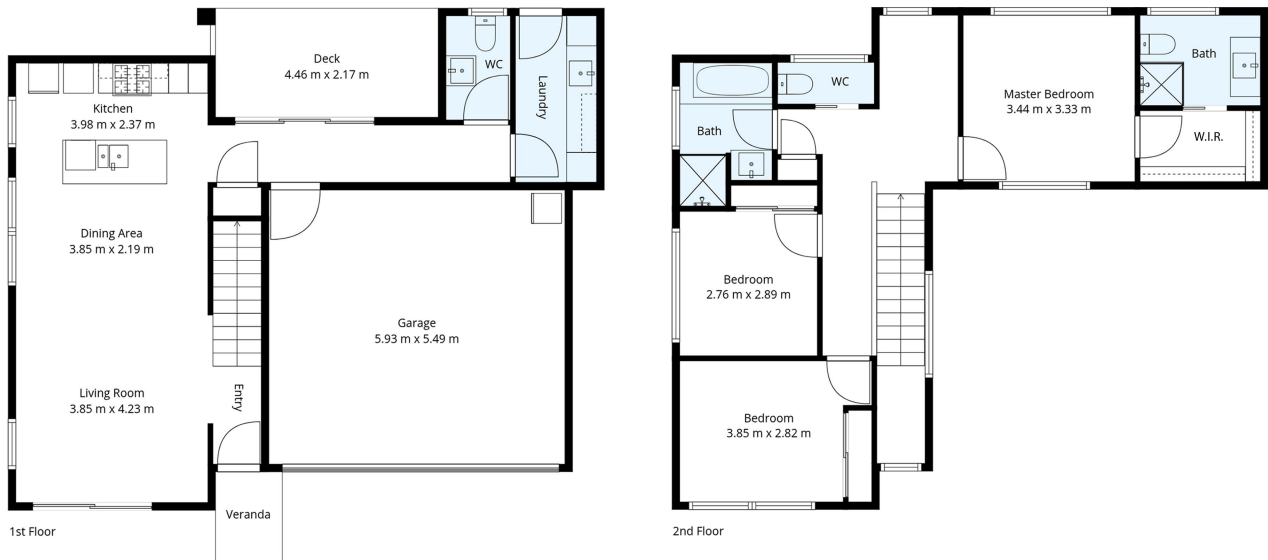
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*