

130 Tillyard Drive, Flynn, ACT, 2615



House For Sale

Thursday, 31 October 2024

130 Tillyard Drive, Flynn, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Michael Campbell
0436072004



Troy Reddick
0407808717

Paint & Prosper - Owner Says SELL!

The bones are great and the size will surprise, but the home needs your TLC to bring it back to its former glory. If you are handy on the tools then this is a fantastic opportunity to secure a generous family home at a super affordable price.

Situated on a 1148sqm block, this spacious 4 bedroom ensuite home could easily accommodate a growing or multi-generational family. Over 200sqm of internal living, plus an oversized double garage under means there is loads of space on offer, both inside and out. The home has an excellent list of features and inclusions, but you will need to bring the tools and paint brushes to really make it shine. The good news is that the seller's instructions are crystal clear - the home must be sold on auction day.

Features include:

- Spacious 4 bedroom ensuite home in family friendly suburb
- Main bedroom includes ensuite bathroom, built in robes and private balcony
- Built in robes to bedrooms 2, 3 and 4
- Multiple living areas - formal lounge and dining room, family room plus rumpus room with kitchenette
- Modern kitchen features electric cooking, Miele dishwasher and ample cupboard space
- Both bathrooms in need of renovation
- Ducted gas heating plus ducted evaporative cooling ensures year round comfort
- Versatile floor plan would also allow the home to be split into two residences - 3 bedroom home plus one bedroom self contained home
- Oversized double garage under plus ample off street parking for trailers, boats or caravans
- In-ground swimming pool - recently serviced including new chlorinator
- Covered outdoor entertaining area
- 1148sqm provides ample space for active kids or further home improvements

Flynn is one of the most idyllic suburbs for families looking for leafy streets and friendly neighbours. Great choice of local schools including Fraser Primary school, easy access to popular shops and plenty of parks, reserves and cycle paths. Explore a little further and the scenic walking trails of Mount Rogers will provide an adventure playground for active kids and parents alike

House size: 202sqm internal living plus 71sqm garage

Block Size: 1148sqm

UCV: \$481,000

Rates: \$2724 p.a

EER: 1.5