

# 28 Vickers Crescent, Flynn, ACT, 2615

LUTON

## House For Sale

Wednesday, 20 November 2024

28 Vickers Crescent, Flynn, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Carey

## **Space, light and views in this renovated family home in a peaceful private location!**

This spacious, tastefully modernised home is situated in an excellent location, in a peaceful street opposite a reserve, with an elevated private view over treetops.

The home has impressive street appeal and attractive brickwork, complemented by mature shade trees sheltering the side of the property. The outlook can be fully appreciated from the large front terrace, an ideal place to relax and entertain.

Elegant plantation shutters furnish the wide welcoming entry foyer and the generous, open plan formal lounge and dining room. Limewash bamboo flooring is a striking feature from the entry and flows throughout all living areas and bedrooms.

The visionary floor plan of the home reflects modern lifestyle preferences, where large living areas have a seamless connection to outdoor entertaining areas, with a glass door in the lounge opening onto the front terrace. A stunning Japanese maple beside the terrace together with Chinese pistachio trees promise vibrant autumn colour.

Formal living flows to the spacious casual meals and family area, where the renovated kitchen showcases stone benchtops with a breakfast bar, aqua subway tiles, a glass cooktop, stainless steel oven and double drawer dishwasher, twin pantries and soft close joinery.

LED downlighting features through casual living, together with dual sheer and blackout blinds.

There is ducted reverse cycle airconditioning through the residence, plus reverse cycle air conditioning units are installed in both the dining room and family rooms.

From the family room a sliding door opens onto the north facing rear terrace, although it is easy to imagine a huge timber deck occupying the space, maximising the enjoyment of the private garden outlook.

The master suite offers the luxury of a built-in and two walk-through robes, and a brand new ensuite, never used. Second and third bedrooms also have built-in robes, while all three feature a sliding door to the rear terrace, sheers and blinds. Plantation shutters furnish the fourth bedroom at the front of the home, well positioned to be useful as a study or home business office.

The main bathroom is presented in excellent condition and offers a bath, shower and separate w/c.

A large new laundry features a stone benchtop, lots of storage and a pet flap.

The enormous garage underneath has one auto door and will easily accommodate three cars, or two plus a large workshop space. The rear garden is safely enclosed and double wrought iron gates provide vehicle access.

From the peaceful location a nature reserve leads to Melba shops with an IGA, restaurant, cafe, hairdresser and vet. Mt. Rogers Primary School, Melba Pre-school, Copland Secondary School and College, parks, ovals and sporting facilities are close by and it is a short drive to Latham Primary School, St. Monica's Primary School in Evatt, St. Thomas Aquinas Primary School and St. Francis Xavier College, Florey, Charnwood and Kippax shops, the Jamison Centre, Belconnen Town Centre and North Canberra Hospital.

UV: \$573,000

Rates: \$3,097.00 (approximately)

Feature

Spacious, tastefully modernised family home with separate living areas which open onto entertaining areas at the front and rear of the property, a generous master suite and three secondary bedrooms

Excellent position opposite a reserve in a peaceful location, with a private elevated view over treetops

Elegant plantation shutters add to the impressive street appeal and furnish the wide welcoming entry foyer and the generous, open plan formal lounge and dining room

Limewash bamboo flooring is a striking feature from the entry and flows throughout all living areas and bedrooms

The thoughtfully renovated kitchen showcases stone benchtops with a breakfast bar, glossy subway tiles, a glass cooktop, stainless steel oven and double drawer dishwasher, twin pantries and soft close joinery, while the large new laundry has a stone benchtop and plenty of storage

Ducted reverse cycle air-conditioning throughout, plus reverse cycle air conditioning units are mounted on the wall in both the dining room, and family room

Master suite features a built-in and two walk-through robes, and a very stylish brand new ensuite, while the master, second and third bedrooms (with robes) all open onto the rear terrace

The fourth bedroom is conveniently positioned adjacent to the entry, so would be ideal as a study or home office