

34 HEDLAND CIRCUIT, FLYNN, ACT, 2615

Catherine Halloran  
LICENSED AGENT



# FOR SALE

## MODERN, EASY-CARE DUPLEX HOME!

Discover the ideal solution for downsizing or your first family home without compromising on space and quality!

34 Hedland Circuit is a modern duplex home, offering a perfect blend of spacious living areas, contemporary bathrooms, and quality fittings, all complemented by a manageable garden.

As you enter, bask in the inviting northern aspect that fills the home with natural light. The ground floor features a generously sized powder room for guests, extra storage under the stairs, and a convenient front courtyard.

The main bedroom is sensibly positioned on the ground floor and comes with walk-in robe and an ensuite bathroom, making ideal for downsizers.

The kitchen is a focal point, finished with stone benchtops, soft-closing cutlery and pot drawers, dishwasher & electric cooking. Buyers will appreciate the luxury of multiple split system ACs throughout the home, ensuring year-round comfort. Solar skylights illuminate the upstairs bathroom and toilet, and a thoughtfully designed study nook awaits on the first-floor landing.

This home is not only stylish but also energy-efficient, featuring a 325-liter solar hot water system that translates to cost savings. The double garage is equipped with an automatic panel lift door in addition to providing internal access, while a water tank connected to the house ensures sustainable living.

### Key Features:

- Modern Duplex Home w/ 139sqm Internal Living Space
- 3 Bedrooms (Main on Ground Floor)
- Spacious Kitchen w/ Dishwasher & Soft-Close Drawers
- Bathroom, Ensuite + Powder Room
- Double Garage w/ Panel Lift Door & Internal Access

Experience the perfect fusion of sophistication, functionality, and comfort in this well-appointed property.

3 BED | 2 BATH | 2 CAR

### PRICE:

\$760,000 - \$840,000

### OPEN FOR INSPECTION:

N/A

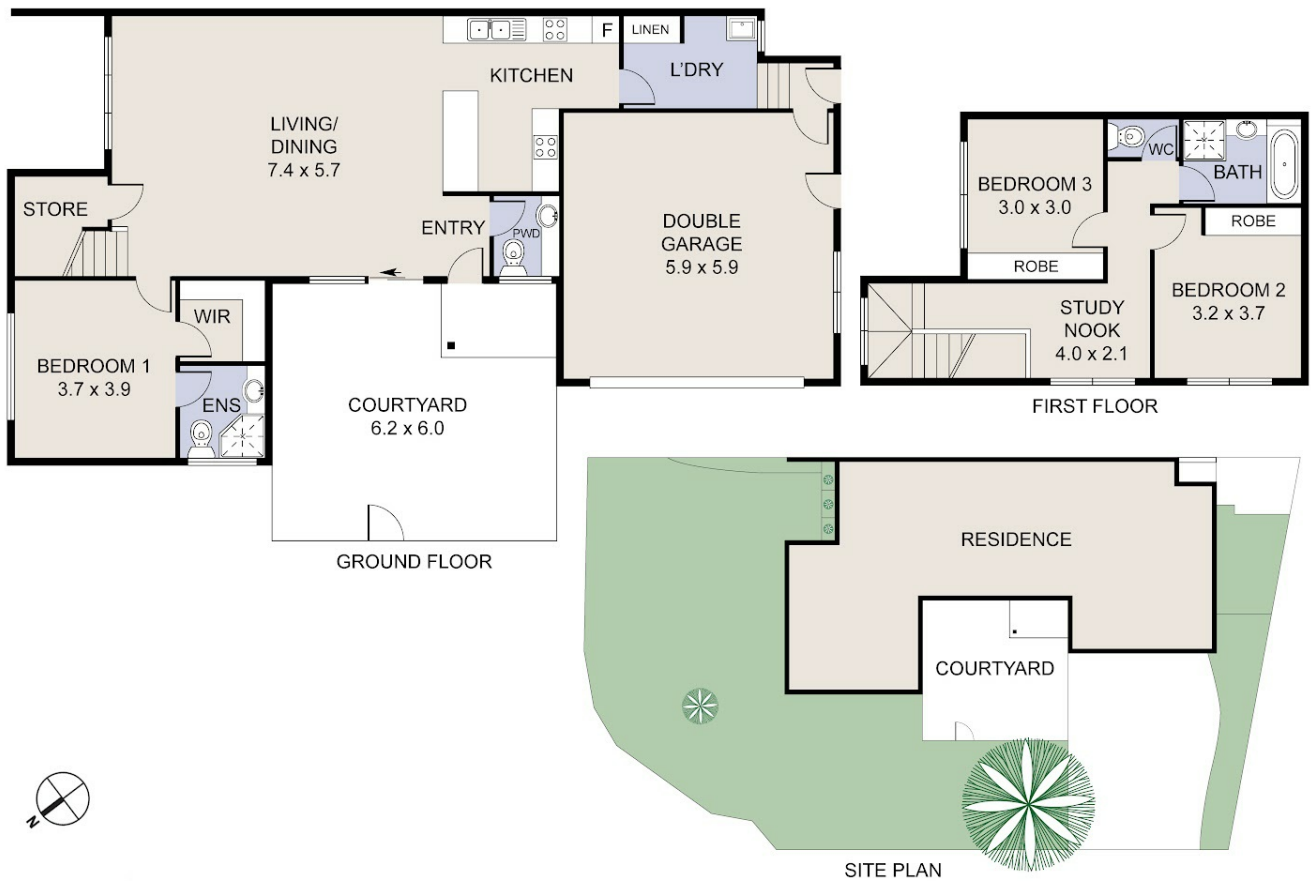


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.