

1/57 Krefft Street, Florey, ACT 2615



Townhouse For Sale

Thursday, 7 March 2024

1/57 Krefft Street, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 125 m2

Type: Townhouse



George Vlandis
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Joy Patel
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Auction

Nestled in one of Belconnen's desirable and convenient suburbs, this free standing townhouse offers space and privacy. Situated within a private complex of just four other homes, this split-level architect-designed townhouse features separate living areas, plenty of fully enclosed outdoor space and a double garage. Upon entry, you're greeted by the open plan living areas, providing the perfect space for relaxation and entertaining guests. The spacious kitchen and meals area looks out to the sunny front courtyard. The sunken lounge has a high raked ceiling and flows out to the back deck and pergola. Surrounded by established gardens, this is an ideal home for kids and pets, entertaining and relaxing. The generously proportioned bedrooms all offer built-in robes. The main bedroom also features a renovated ensuite. Split system heating and cooling ensures all year-round comfort while the internal laundry adds convenience to your daily routine. A short drive from the bustling Belconnen Shopping District, and a brief stroll to nearby shops, cafes, schools, and parks, this property is perfect for young families, first-time homebuyers, downsizers, and investors alike.

*Freestanding townhouse
*Separate living areas
*3 bedrooms all with built in robes
*Main bedroom with renovated ensuite
*Renovated bathroom
*New solar panels and hot water heat pump
*Ducted heating
*Split system heating and cooling
*Double garage
*Two low maintenance courtyards and established garden
*Located within walking distance to the popular Florey shops and a range of local schools, including Apostle Primary School and St Francis Xavier College.
*Short drive to Belconnen Mall, Jamison Centre, Lake Ginninderra and University of Canberra

Build: 1988
Block: 458 sqm
Living: 125.30 sqm
Garage: 38.34 sqm
EER: 0.5 Stars
Rates: \$2,682.41 p.a.
Body Corporate: \$3,652 p.a.
Land Tax (investor): \$3,685.74 p.a.

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