

# 1/83 Ratcliffe Crescent, Florey, ACT 2615

**BLACKSHAW**

## Sold Townhouse

Monday, 14 August 2023

1/83 Ratcliffe Crescent, Florey, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

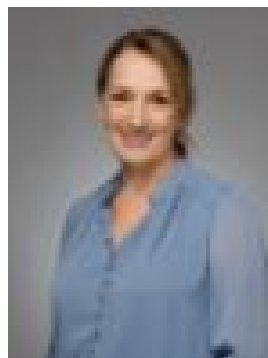
**Parkings: 1**

**Area: 137 m2**

**Type: Townhouse**



Matt Sebbens  
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Naomi Sachs  
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**\$700,000**

This 3-bed, single-level home is nestled in a small complex of just 5 townhouses. With schools, shopping, and public transport just moments away, it's perfect for the growing family. The bedrooms are well-proportioned with the master bedroom offering direct access to a two-way bathroom. The secure rear yard awaits your creative touch to become the ultimate outdoor haven for entertaining loved ones. Don't miss out-schedule your inspection now! Key Features:-  
Townhouse size - 137m<sup>2</sup> (Living: 116.8m<sup>2</sup>, Garage: 20.17m<sup>2</sup>)- Small complex of 5 townhouses- Good size back yard with space for a trampoline- Two-way bathroom- Two separate living areas- Walking distance to schools, local shops & bus stops- Short distance to Belconnen Town Centre & Lake Ginninderra  
Financials:- Estimated rental return: \$560 - \$580 per week- Body Corporate: \$582.75 per quarter- Rates: \$2,029.08 per annum- Land Tax: \$2,734.34 per annum