

12 Laidley Place, Florey, ACT 2615



House For Sale

Thursday, 15 February 2024

12 Laidley Place, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bradley McDowell

0447622702

Auction 09/03/2024

This delightful home is nestled in one of Florey's quietest cul-de-sac streets. Featuring new lighting and sporting an epic outdoor BBQ space, this single-level home boasts four bedrooms tailored to optimise family comfort. Featuring four generously sized bedrooms, all equipped with built-in robes, each space is meticulously crafted to accommodate the evolving needs of a growing family with room for your personal touch. At the entrance of the home lies two beautifully appointed living areas, fostering cherished moments and shared experiences. Seamlessly connected to the kitchen, outfitted with modern amenities including a Westinghouse cooktop, Altus dishwasher and stylish, updated cabinetry, meal preparation is transformed into a delightful experience. Step outside to embrace the outdoor sanctuary, where a spacious private yard beckons for leisure and play. Complete with a lengthy driveway and enclosed garage, ample parking space is provided for your convenience. Picture your family gathered under the pergola, savoring sweet moments over ice cream, while hydrangeas bloom abundantly in your garden; a natural delight you'll never tire of. Where memories are made and comfort is paramount. Your little one's laughter echoes through their beloved playroom, igniting joy in every corner. And for you, a serene sanctuary awaits in your custom retreat, where productivity meets comfort, thanks to superior insulation. Experience the epitome of home sweet home in Florey. Welcome.

FEATURES:

- Segregated living and dining areas
- Opulent front and back garden spaces
- Westinghouse upright oven and rangehood
- Gas 4-burner stovetop
- Altus dishwasher
- Double rear parking shed
- Outdoor undercover BBQ area
- Quiet cul-de-sac street
- Four sizeable bedrooms total - all with built-in robes
- Study nook in large fourth bedroom
- Ensuite to master
- Flat backyard with chicken coop, garden shed and hills hoist
- Living: 154m²
- Block: 768m²
- EER: 3.0
- Year built: 1985
- Rates: \$3,524pa
- Land Tax (if rented): \$6,158pa

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