

13 Edman Close, Florey, ACT 2615



Sold House

Friday, 8 March 2024

13 Edman Close, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: House



Bree Prince
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Contact agent

What you see: A single level plan, with multiple living areas, renovated throughout in a cul-de-sac location. What we see: Clever buying. See more: Functional and renovated open plan kitchen, push cupboards and soft closing drawers, detachable kitchen tap, induction stove top and Bosch electric oven, LED Strip lighting & space for double door fridge Multiple living areas Updated hybrid timber flooring and carpets throughout Master bedroom includes built in robes and ensuite Additional 3 bedrooms include built in robes and new carpet All bedrooms have blackout blinds Main bathroom includes shower and bath, and separate toilet Ducted heating and cooling & ceiling fans throughout the home Large double lock up garage with access to the backyard and additional room for a workshop area Large entertainers' area Large laundry with ample bench space Storage cupboards in entryway and hallway All doors inside the home are draft doors Downlights throughout 11.20kW solar system Security system installed New hot water system installed in 2024 Landscaped and manicured yards Within' 5 minutes walk to Lake Ginninderra & learn to ride Centre Within' 5 minutes drive to the St Francis Xavier College Within' 6 minutes drive to the Belconnen Town Centre Within' 10 minutes walk to the Florey local shops Within' 12 minutes walk to Florey Primary School Within' 16 minutes drive to the Canberra CBD Total Living: 175m² Garage: 36m² Workshop: 17m² Block: 736m² Built: 1987 EER: 5.0 Rates: \$3,184 p.a (approx.) Land tax: \$5,423 p.a (approx. only when rented) Rental appraisal: \$730.00 - \$780.00 pw Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.