

14/16 Gabriel Place, Florey, ACT 2615



Townhouse For Sale

Thursday, 4 April 2024

14/16 Gabriel Place, Florey, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Townhouse



Hannah Green
0422381055

\$569,000+

AUCTION 24TH APRIL 2024 AT 6PM | LJ Hooker Canberra City Office, City Walk Bidding Guide - \$569,000+ The tightly held 'Gabriel Gardens' is just as much a wonderful community as it is a home. A tasteful blend of house and a townhouse, all without the large price tag! Situated on a generous 466sqm of land and very low body corporate fees, this property offers the best of both worlds. This really is the perfect entry-level home, downsize OR exciting investment opportunity. Discover two spacious bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The clever design utilises the central bathroom and full-size laundry with external access to add convenience to your daily routine. Enjoy the updated kitchen for culinary enthusiasts with gas cooking facilities. Drenched in natural light filtering through beautiful plantation shutters. My owner absolutely loves this space. While the living space and bedrooms capture the warmth of the northern sun, you can also enjoy ducted heating and split system cooling for comfort all year round. The heart lies in the open plan living and dining area, offering a very large room to create a cosy family room plus potential study space. Seamlessly blending your private outdoor courtyard, a serene oasis with various pockets to explore, from the verandah to the paved area surrounded by lush greenery. A single automatic garage door keeps your car safe from the elements, with convenience of internal access to the property. Another standout here is the multiple entrances to the home, including direct access from the street – no need to always navigate through the complex.

Summary: - Affordable blend of house and townhouse living- 466sqm of land with low body corporate fees- Perfect for entry-level home, downsizing, or investment- Two spacious bedrooms with built-in wardrobes- Central bathroom and full-size laundry with external access- Updated kitchen with gas cooking facilities- Drenched in natural light with beautiful plantation shutters- Ducted heating and split system cooling for year-round comfort- Open plan living and dining area with potential study space- Private outdoor courtyard oasis with various pockets to explore- Single automatic garage with internal access- Multiple entrances including direct access from the street

Location-wise, in just a 7-minute stroll using connecting pathways, you'll find yourself at the Florey shops, the Medical Centre and Florey Primary School, making daily errands and school drop-offs a breeze. For larger shopping arterial roads will take you to Westfield Belconnen in just 5-minutes or the Canberra Centre in 15-minutes. Well... say no more. Contact Hannah to organise a viewing or we look forward to seeing you at one of our open homes! Rates: \$2,705 p.a. approx. Land Tax: \$3,655 p.a. approx. Body Corp: \$320 p.q. approx. EER: 1.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.