

15 Boswell Crescent, Florey, ACT 2615

Sold House

Thursday, 1 February 2024

Canberry.

Live Where You Love

15 Boswell Crescent, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 1

Area: 866 m2

Type: House



Mathew Kocic
0261097280



Emily Sears
0493063445

\$711,000

Auction Location: On Site What you'll love... This charming house is now available for sale and presents a fantastic opportunity for those looking for a DIY adventure. Although the property needs some work, it has great potential to be transformed into your dream home. So, grab your tool belt and let your imagination run wild! Featuring 3 bedrooms and 1 bathroom, this house offers plenty of space for you and your family. The land size is approximately 866 square meters, providing ample room for outdoor activities or future extensions. The best part about this property is that most of the work needed is cosmetic. You can choose to do the necessary renovations quickly and move in sooner or take your time to create a truly personalized space that reflects your style and taste. Situated on a large level block, this house enjoys a prime location opposite a playground. It's perfect if you have kids who love spending time outdoors or if you simply enjoy having green spaces nearby. Additionally, the Florey schools and shops are just moments away, making daily errands convenient. For more extensive shopping needs or entertainment options, the Belconnen Town Centre is also within easy reach. With its wide range of retail stores, restaurants, cafes, cinemas, and recreational facilities, you'll never run out of things to do. Don't miss out on this incredible opportunity to turn this diamond in the rough into your forever home! At a glance... - Presenting a fantastic opportunity for those looking for a DIY adventure - Great potential to be transformed into your dream home - Offering plenty of space inside for you and your family - A large block provides ample room for outdoor activities or future extensions - A prime location opposite a playground on a quiet street - Just moments away from the Florey schools and shops as well as the Belconnen Town Centre Love the location... - Within 3 minutes' walk to bus stop - Within 2 minutes' drive to the Florey Shops - Within 2 minutes' drive to the Florey Primary School - Within 5 minutes' drive to Westfield Belconnen

Property details... Living: 95sqm Block: 866sqm Built: 1985 EER: 3.0 UV: \$573,000 Rates: \$918pq (approx) Land Tax: \$1,620pq (approx. only if rented) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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. Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.