

# 18 Whittell Crescent, Florey, ACT 2615



## House For Sale

Tuesday, 6 February 2024

18 Whittell Crescent, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 1

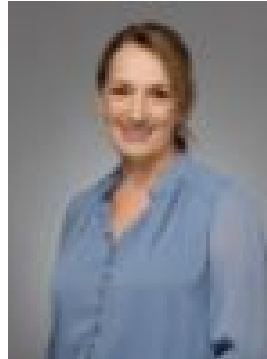
Parkings: 4

Area: 860 m2

Type: House



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## Auction

Tired of the same old property search? Buckle up, because we've got a sensational 3-bedroom, 1-bathroom home that's ready to steal your heart! This updated home sits on a whopping 860m<sup>2</sup> block – it's like having your own slice of Florey paradise! Perfect for investors, first-home dreamers, or anyone ready to level up their living game. What makes this place the ultimate catch? Three Bedrooms, Infinite Possibilities: With three well-proportioned bedrooms, this home provides the space you need for a growing family, a home office, or a guest room. Versatility is the name of the game. Contemporary Updates: Step into a home that's not just four walls and a roof – it's a canvas of modern living. From sleek finishes to thoughtful updates, this property is move-in ready. Expansive Block: Embrace the outdoors on your own 860m<sup>2</sup> canvas. The generous block size opens up possibilities for gardening enthusiasts, play areas for the kids, or simply a space to unwind under the open sky. Investor's Delight: Strategically located, this property is a solid investment opportunity. Take advantage of the vibrant Florey market and watch your investment grow. Ideal for First-Time Buyers: Make your first home a memorable one. This property offers a comfortable and contemporary living space, making it the perfect entry point for first-time buyers. Upgrade Your Lifestyle: Whether you're scaling up from your current residence or seeking a change of scenery, this home presents an opportunity to elevate your lifestyle in a thriving community. Ready to make a smart move? Contact us today to schedule a viewing and explore the endless possibilities this Florey home has to offer. Your next chapter starts here. Key Features:- Open-plan living spaces- 4 car garage (currently set up as two car + spacious workshop/storage)- Large covered storage area ideal for trailers, motor bikes, wood storage etc.- Double gate access to the rear yard- Gas cooking- Split system air-conditioning system- European laundry with great storage- Enormous covered outdoor entertaining area 500 metres walk to public transport links 750 metres walk to Florey Primary School 800 metres walk to Florey Shops Living size: 106m<sup>2</sup> Land size: 860m<sup>2</sup> Year built: 1985 Rates: \$3,122 (2023 approx) Land tax: \$5,293 (if tenanted) UV: \$544,000 (2023 approx)