

**2/15 John Cleland Crescent, Florey, ACT 2615**



**Unit For Sale**

Friday, 9 February 2024

2/15 John Cleland Crescent, Florey, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

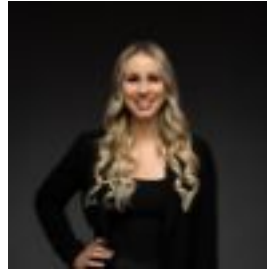
**Parkings: 2**

**Area: 98 m2**

**Type: Unit**



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

**\$625,000+**

What you see: The ideal floorplan for family living with the convenience of a low-maintenance design. What we see: A lifestyle investment. See more: Open plan living and dining Kitchen features induction cooktop, oven, dishwasher and ample storage Multiple living areas Master bedroom includes built-in robe Second bedroom includes built-in robe Additional bedroom Timber flooring throughout Private low-maintenance and landscaped courtyards Ceiling fans and wall heaters throughout 6.6kw solar panels One allocated carport and storage cage Additional car space Amenities include pool, gym, playground and tennis court Within 7 minute walk to Florey shops Within 12 minute walk to Lake Ginninderra Within 5 minute drive to Melba Copland Secondary School Within 7 minute drive to Belconnen High School Within 4 minute drive to Belconnen Town Centre Within 15 minute drive to Canberra CBD Living area: 98m<sup>2</sup> Built: 1994 EER: 4.5 Rates: \$2,299 p.a Land tax: \$2,816 p.a Body corporate: \$3,040 p.a Rental appraisal: \$580 - \$630 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. 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.