

22/14 Tattersall Crescent, Florey, ACT 2615

VERV

House For Sale

Tuesday, 13 February 2024

22/14 Tattersall Crescent, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 257 m2

Type: House



Paul Heymel
0455655418



Sienna Lacey
0261763476

\$600,000 - \$650,000

Welcome to 22/14 Tattersall Crescent Florey, where charm meets convenience in every corner. This north-facing property, boasting a generous block size of 257m², beckons collectors and homeowners alike with its unique offerings. Nestled within this inviting abode are three cozy bedrooms, each carpeted and adorned with built-in wardrobes, promising comfort and ample storage space. The single bathroom and separate toilet cater to both functionality and privacy, ensuring convenience for daily living. A separate laundry, complete with side access and a Bosch 8kg washing machine, adds to the practicality of this home. Embrace year-round comfort with reverse cycle air conditioning throughout the residence, featuring a Fujitsu 8.2 kW cooling system and 7.2 kW heating capabilities. Whether escaping the summer heat or embracing the winter chill, this home ensures a temperate haven for all seasons. Step outside to a spacious front verandah with park views and a back courtyard featuring established gardens and a brick gas BBQ with Tasmanian marble benchtops. The exterior was freshly painted in 2023, complementing the double driveway and single garage. Conveniently located near Westfield Belconnen, Belconnen High School, Florey Primary School, and Lake Ginninderra, this property offers both comfort and accessibility. Whether you're drawn to the included collectables or envision a personalised space, 22/14 Tattersall Crescent Florey welcomes you home.

Features:

- 3-Bedrooms all featuring built-in wardrobes
- Carpet flooring in bedrooms, while the kitchen, dining, bathroom, separate WC, and laundry feature tiled floors.
- A separate laundry, complete with side access and a Bosch 8kg washing machine
- Courtyard featuring established gardens and a brick gas BBQ
- Exterior painted in 2023, ensuring a fresh and vibrant appeal
- Brick Veneer with a tile roof and gutter guards installed
- Garage with side lock glass door and shelves, providing ample storage space
- New hot water system installed in December 2022
- Drought-resistant native plants adorn the front garden, requiring minimal upkeep
- Digital Antenna
- Near new horizontal blinds, aluminium windows, and decorative curtains
- Extensive array of collectables including a vast tapestry collection, paintings, smart TVs, telescopes, and more
- A curated collection of 14 Oil on Canvas framed paintings of Space Art by Astronomer, Korneliusz Kedzierski
- Outdoor ornamental brass/pottery mix 3-piece setting, with an identical set stored in the garage
- Metres to Florey shops, Belconnen Town Centre and local schools

Essentials: Block Size: 257m² EER: 2.5 Rates: \$424.00 per quarter approx. Body Corporate: \$609.00 per quarter approx.