

# 24 Barnard Circuit, Florey, ACT 2615

AREA SPECIALIST

## Sold House

Friday, 29 September 2023

24 Barnard Circuit, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 684 m<sup>2</sup>

Type: House



Jason Hall

**\$751,000**

Its Addressed: The timed sale closing date is 21/10/2023 at 10 am. \*THIS IS NOT AN ONLINE AUCTION. To register to offer, OR to follow this campaign, copy the below link into a search engine or scan the QR code in the photo carousel: <https://buy.realtair.com/properties/112474> Full transparency of the sales process A timed sale is not as complicated as it looks. Here's what you need to know. On holidays? No problem. You can participate at any time, from anywhere. Location is no longer a barrier to buying property. You can trust the sales process: everyone can see the current highest offer at all times, ensuring complete transparency. Sign up for property alerts and be notified of changes and offers. Take the time you need to do your research, knowing you won't miss out. Think of eBay for real estate. Welcome to 24 Barnard Circuit, Florey, a fantastic opportunity for renovators, builders, and first-time home buyers alike! This charming 3-bedroom, 2-bathroom house is brimming with potential for those seeking a future renovation, knock-down rebuild or extension project. Set on a generously sized 684-square-metre block, the property boasts a great shape with its rectangular dimensions, measuring 36.998 metres in length and 18.499 metres in width. Situated in the heart of Florey, the house is conveniently positioned near St John the Apostle Primary School and St Francis Xavier College. Commuting to Belconnen and the City is an absolute breeze, thanks to easy access to public transport. First home buyers can make their mark in the property market with this promising project, building equity and setting the foundations for an eventual upside. The house itself features a new carpet, separate lounge, dining and family rooms, and reverse cycle air conditioning. The kitchen is spacious, with ample room for expansion, and is complemented by a main bathroom and ensuite. A single carport and backyard access offer practical parking solutions, while the property's elevated position above street level provides a sense of privacy and security. Don't miss out on this unique opportunity to create your dream home in the heart of Florey, ACT. With its unbeatable location, fantastic potential for development and generous land size, 24 Barnard Circuit is the perfect canvas for your next project. Contact me today to arrange an inspection and take the first step towards your new home! Year built: 1980 Living size: 119m<sup>2</sup> \* Generously sized 684-square-metre block with a rectangular shape (36.998m length, 18.499m width) \* Conveniently located near St John the Apostle Primary School and St Francis Xavier College \* Easy access to public transport ensures a seamless commute to Belconnen and the City \* First home buyers can build equity and set the foundations for their future by taking on this project \* RC/AC \* New carpet, separate lounge, dining, and family rooms, as well as reverse cycle air conditioning \* Spacious kitchen with room for expansion, main bathroom, and ensuite \* Practical parking solutions with a single carport and backyard access. \* Elevated position above street level provides privacy and security For more Real Estate in Florey contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.