

26 Barnard Circuit, Florey, ACT 2615

ARCHER

Sold House

Tuesday, 15 August 2023

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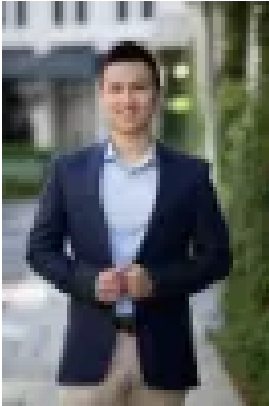
Bedrooms: 3

Bathrooms: 1

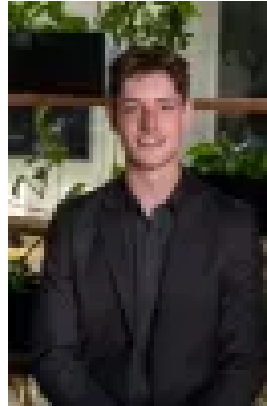
Parkings: 1

Area: 684 m2

Type: House



Alex Wang
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Benjamin Bailey
0262625232

\$778,000

Nestled on a spacious 684 sqm land boasting a desirable northward orientation, this home presents great potential for prospective buyers seeking for future renovation, knock-down rebuilt or extension. The classic layout features an integrated living, kitchen, and dining area that seamlessly flows onto the sheltered pergola. The three generously proportioned bedrooms are well-served by the main bathroom and a separate powder room. The expansive backyard ensures both ample privacy and an abundance of outdoor entertainment space, complete with a sizeable lawn where children and pets can frolic. Its superb location adds to its appeal, being conveniently situated near St John the Apostle Primary School and St Francis Xavier College. Commuting to Belconnen and the City is effortless, with quick access. This property is an excellent prospect for first-time homeowners, investors seeking immediate returns with a reliable tenant in place, or those envisioning future construction projects. Currently tenant is vacating the property on Sep 21st 2023. This is a not-to-be-missed opportunity. Reach out to us today for more details and to arrange a viewing!

FEATURES

- 684 m2 Block
- North-facing with decent size backyard
- Stainless-steel appliances
- Open dining and living room
- Great location close to primary school and college, minutes driving to Belconnen Center

Particulars (all approx.)

Block size: 684 m2
Living Size: 117 m2
Rates: \$712/quarter
Landtax: \$1,096/quarter (only payable when lease out)
EER: 0.5

DISCLAIMER

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.