

29 Pawsey Circuit, Florey, ACT 2615

LUTON

Sold House

Tuesday, 20 February 2024

29 Pawsey Circuit, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 506 m2

Type: House



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\$726,000

Introducing 29 Pawsey Circuit, Florey – Your Ideal Home for first buyer or as an Investment, just Steps Away from St. Francis College and the Heart of Belconnen! Unlock the potential of this single-level three bedroom residence, positioned on a corner block in the heart of Florey. This tastefully updated gem is a true value find, featuring brand new carpets and fresh paint that enhance its charm. The home's seamless flow is evident from the moment you step inside. Recently upgraded with a fresh coat of paint both inside and out, this residence exudes a vibrant and welcoming atmosphere. The new carpeting underfoot adds a touch of luxury. With over twenty solar panels on the roof, you will not only reduce your energy footprint; you will also feed into the grid AND have energy bills that are the envy of your friends. The property boasts flexible living options with distinct lounge, dining and family rooms. The four-car garage has been converted into 40+sqm of alternative living space, perfect as a huge rumpus room, teenagers retreat or to run a home-based business. Ideal for savvy investors seeking a promising opportunity or first-time home buyers looking to step into the property market, 29 Pawsey Circuit offers an excellent value proposition. The well-maintained interior and upgrades make it move-in ready, allowing you to start creating lasting memories from day one. What's more, this residence is just a short walk away from St. Francis Xavier College, St John the Apostle Primary school and Scullin Primary School, making school runs a breeze for families. Enjoy the luxury of proximity to the esteemed educational institutions and embrace the lifestyle that comes with being close to the heart of Belconnen – from shopping and dining to recreational activities, it's all at your fingertips. Don't miss your chance to make this house your home or add it to your investment portfolio. With the thriving real estate market in the area, investing in 29 Pawsey Circuit promises both immediate and long-term returns. Contact us now to schedule a viewing and secure your future at 29 Pawsey Circuit, Florey – where education and lifestyle converge seamlessly! Property Features: • Freshly painted internally & externally • Brand new carpets • Corner block • Lounge and dining area • Master with extra large robe • Two additional bedrooms • Bathroom with brand new shower • Reverse cycle split system and ceiling fans • Solar panel system installed • Converted 4-car garage as work or living space • Safe, enclosed yard space perfect for children or pets • Within 3 minutes walk to St John the Apostle Primary School • Within 7 minutes walk to St Francis Xavier College • Within 7 minutes drive to Westfield Belconnen and Belconnen Fresh Food Markets • Within 19 minutes drive to Canberra Business District Property Details: Block: 506m² Residence: 114m² Converted Garage: 43m² UCV: \$443,000 (2023) Rates: \$2,700 p.a. (approx.) Land Tax: \$4,323 p.a. (approx.)