

3/4 Stroud Place, Florey, ACT 2615

Townhouse For Sale

Thursday, 22 February 2024

3/4 Stroud Place, Florey, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Townhouse



James Scott
0448632473

Offers Over: \$615,000+

This charming 2 bedroom townhouse has undergone an impressive renovation, boasting a brand-new kitchen, bathroom, and laundry, along with fresh flooring and a contemporary living room. It's ideal for anyone looking to enter the property market, downsizers and investors. Nestled at the end of a serene cul-de-sac, this well-maintained home promises convenience and comfort. Stepping inside you'll discover a thoughtfully designed floorplan featuring 2 generously sized bedrooms with built-in robes and ceiling fans. The sleek modern bathroom offers floor-to-ceiling tiles as well as a bathtub and an inviting open-plan living and dining area ensures there's plenty of space to relax and make this a home. The newly finished functional kitchen offers ample storage, stainless steel appliances and a convenient breakfast bar, perfect for busy mornings. With new hybrid timber flooring, fresh paint throughout and a brand-new hot water system, this home is ready and waiting for you to move in. Enjoy seamless indoor-outdoor living with large north-facing glass doors that lead to your private courtyard, ideal for relaxing or entertaining. With reverse cycle air conditioning, ceiling fans and blinds for added comfort and privacy. Outside, the sunny courtyard is partly turf, making it pet-friendly and low maintenance. With only one adjoining neighbour and a nature reserve at the rear, tranquillity and privacy are yours to enjoy. Features of this property include:- 2 bedrooms with built-in robes- Open-plan living and dining- Functional kitchen with ample storage- Separate laundry- Modern bathroom with bathtub- Reverse cycle air conditioning- Private sunny courtyard- Carport and storage unit- Quiet leafy cul-de-sac- Close to shops, transport, and University

Key figures:- Living: 81m² (approx.)- Courtyard: 48m² (approx.)- Age: 1987- Rates: \$680.00 per quarter (approx.)- Strata Levy: \$550.00 per quarter (approx.)- Land Tax (Investor Only): \$920 per quarter (approx.)

Located just a short stroll from Florey shops and a quick drive to Belconnen Westfield, this property offers easy access to amenities and transport options. The University of Canberra is also within reach as well as Calvary Hospital.

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.