

# 34 Barnard Circuit, Florey, ACT 2615

STONE

## House For Rent

Tuesday, 30 April 2024

34 Barnard Circuit, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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**\$720 per week**

Exuding warmth and charm, with all the characteristics and location for a great family home, we welcome you to 34 Barnard Circuit, Florey. Welcoming you via the entry foyer, you'll appreciate the two separate living areas, plus a lovely sunroom that overlooks the enclosed yard, there's ample space for the whole family to unwind and enjoy quality time together. The galley-style kitchen, though classic, provides functionality and charm, while the four generous bedrooms ensure everyone has their own peaceful retreat. Providing an excellent location, only a short stroll down the road to St. Francis Xavier College, a short drive into Belconnen Westfield, Kippax Shopping Precinct and quick arterial roads to Gungahlin and Canberra City, you'll find everything you need here in this wonderful home.- Formal living and dining room- Updated galley-style kitchen with 900mm gas cooktop and oven- Open family room- Zoned ducted heating and cooling- All bedrooms provide built-in wardrobes- Master bedroom with private ensuite- Laundry with plenty of storage options- Enclosed sunroom- Outdoor deck- Garden shed at the rear- Carport with rear access to the property via gates- Front courtyard- Walking distance to St Francis Xavier College- Short distance to the local Florey shops- Quick drive into Kippax Shopping precinct and Belconnen- Applicants are to seek permission to keep pets- EER: 2.0- Available: 13 May 2024This property does not comply with the minimum ceiling insulation standardInspections:Properties will be scheduled for showings during the week and on Saturdays. Interstate clients are invited to call us or email us directly at: gungahlinpm@stonerealestate.com.au to book a virtual inspection.How to apply:Please send us an enquiry on this website platform. Once you submit your enquiry, we will send you an email with an option to book an inspection and apply for the home. We welcome all applications.Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.