

4 Belfield Crescent, Florey, ACT 2615



Sold House

Thursday, 12 October 2023

4 Belfield Crescent, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 955 m2

Type: House



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\$1,070,000

Fondly known as the "Roses House", this charming residence delivered a new chapter, as the homeowners' families merged into one. Offering a haven of comfort, each bedroom boasts built-in robes and quality window furnishings, with the master bedroom featuring a stunning bay window, providing cozy retreats for each family member. But it wasn't just the bedrooms that won their hearts, it was the abundance of living space. With three separate living areas, including a vast rumpus room featuring a built-in spa, a family room with a slow combustion wood stove, and a large lounge room, the house was designed for joyous celebrations and quiet evenings alike. For their wedding reception, the homeowners hosted 80+ guests with ease. A marvel of modern living, the home offers ducted and zoned reverse cycle heating and cooling. The lounge is equipped as a home theatre, with zoned speakers into the family room, while complete insulation in the ceiling and walls and lots of solar guarantees economical year-round comfort. Over the years, the homeowners lovingly upgraded this home. The renovated bathrooms are modern and elegant, fully tiled sanctuaries, the rumpus received a gift of colour, and new external awnings added both style and functionality. Additionally, the garden offers a lush oasis, featuring edible plants and year-round blooms. The neighbourhood thrives with a strong sense of community and friendly neighbours, who host an annual street Christmas BBQ in the reserve next to the property. Florey's vibrant hub includes shops, restaurants and scenic walking tracks, with Belconnen Mall only a short commute away, providing easy access to all essential amenities. Since their children have grown up and moved out, the homeowners have made the sad decision to downsize - with the memories of their time in this warm and welcoming home forever in their hearts. More Details: Four bedrooms ft. built-in robes Master bedroom ft. ensuite Oversized rumpus ft. split system A/C & double glazing Lounge room/home theatre Kitchen ft. solid granite benchtop, new AEG dishwasher, double oven, built-in microwave & coffee machine Full insulation in ceiling & walls Ducted & zoned reverse cycle electric heating & cooling Solar cells & solar hot water Undercover, outdoors entertainment space Garden/wood sheds Double car, lock up garage with internal access Aprx. Block 955sqm Aprx. Living 254.90sqm Aprx. Garage 65.60sqm Aprx. Council Rates \$864 p/q Aprx. Rental Return \$700 - \$750 p/w