

5 Fawsitt Place, Florey, ACT 2615

CARTER + CO

Sold House

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5 Fawsitt Place, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



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Auction buyers price guide and buyer feedback starting from \$900,000 The features you want to know!+ Single level four-bedroom family home with a flexible floorplan+ Generously sized living, dining and family areas leading off the kitchen+ Laminate benchtops with feature wood cabinetry and vintage splashback+ Electric cooktop and oven+ Breakfast bar+ Sun room with north-westerly aspect, ceiling fans and dual access+ Master bedroom with walk-through-robe and ensuite+ Ceiling fans in three bedrooms+ Bedroom four segregated to the rear of the home with private external access+ Main bathroom with separate wash closet+ Laundry with side access+ Solar panels+ Manicured front and rear gardens

Why you want to live here! Nestled in the sought-after Belconnen suburb of Florey, this family home is spread over 190m² of internal living, exuding character and style. The heart of the home is the vintage kitchen, which is a delightful blend of aesthetics and functionality. The checkerboard flooring perfectly complements the feature wood cabinetry, with features including electric appliances, ample storage and a breakfast bar. The floorplan offers a multitude of living and dining options, including the addition of a north-westerly sunroom. Flooded in natural light and overlooking the manicured gardens and BBQ area, this is the perfect place for all season entertaining. Accommodation is four sizeable bedrooms, with the master featuring a walk-through-robe and ensuite. A secluded fourth bedroom located at the rear of the residence boasts versatility with its private external access, creating the perfect teenagers retreat or guest room. Sitting on a generous 710m² (approx.) land parcel, this character filled home boasts beautiful low maintenance gardens, offering a serene and inviting outdoor escape for new memories to be created in. The appeal is furthered with its close situation to excellent schools, a range of recreational amenities and Lake Ginninderra – presenting endless opportunities to create your new family oasis at 5 Fawsitt Place.

The stats you need to know!+ Block: 3+ Section: 121 + EER: 4.5 stars+ Block Size: 710m² (approx.)+ Land Value: \$544,000 (2023)+ Living: 191.1m² (approx.)+ Garage: 44.67m² (approx.)+ Rates: \$3,122 per annum (approx.)+ Land Tax: \$5,293 per annum (approx.) *only payable if rented+ Heating and cooling: Reverse cycle units and ceiling fans+ Rental Appraisal: \$720 - \$750 per week (approx.)+ Car: Double car garage with internal access