

6 Le Souef Crescent, Florey, ACT 2615

House For Sale

Friday, 17 May 2024

Canberry.

Live Where You Love

6 Le Souef Crescent, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 463 m2

Type: House



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Forthcoming Auction

Imagine stepping into the pages of your favourite home design magazine every time you come home. Meticulously crafted, this residence has been transformed into a beautiful home that offers both style and comfort. As you step inside, you'll be immediately drawn to the seamless flow of the open-plan living area, flooded with natural light and adorned with beautiful 'Tasmanian Oak' hybrid timber flooring throughout the whole house. A spacious living room offers the perfect gathering spot for family moments, while the dining area effortlessly connects to the kitchen, creating an ideal setting for entertaining guests. The kitchen is a delight, featuring an induction cooktop, under-bench oven, and canopy rangehood. With its stylish feature splashback tiling, ample cabinetry, dishwasher, and oversized fridge space, this kitchen is sure to inspire your culinary creativity. The laundry tucked neatly off the hallway and offering external access has also been considered, with similar joinery and finishes to the kitchen and ample storage space, ensuring everything stays organised and tidy. As the day comes to an end, retreat to the spacious master suite, complete with a walk-in wardrobe and ensuite bathroom. Two additional bedrooms, the second with built-in robes, provide plenty of space for a growing family, while a chic main bathroom offers a shower/bath combination, vanity, and separate toilet. Stay warm in winter and cool in summer with ducted gas heating and cooling throughout. With smart app technology have your new home warm or cooled before arriving home. As you step outdoors onto the expansive, covered deck, you will immediately feel at home. This ideal spot will be a place for enjoying family meals or hosting gatherings. The backyard has been thoughtfully designed to be a tranquil oasis, featuring travertine pavers, easy-care gardens, and flourishing citrus trees. It's the perfect space for not only entertaining but unwinding while keeping an eye on the kids at play. An enclosed double carport with new timber look panel door completes the picture also offering direct access into the backyard. Alternatively, leave the car at home and enjoy just a short walk to Florey Pre-School and Primary School, local shops including Supabarn and specialty dining, pharmacy and Florey Medical Centre. There is so much to love about this home, step inside and understand why.

At a glance...
• Renovated three (3) bedroom ensuite home that has been meticulously renovated
• Open plan living
• A kitchen that will inspire your culinary creativity
• Tasmanian Oak hybrid timber floors throughout including all bedrooms
• Both ensuite and family bathrooms have full height tiling and quality fixtures and fittings
• Upgraded laundry, ample storage and external access to rear clothesline
• Remote Controlled blinds
• Home automation
• Secure backyard with covered entertaining deck
• Automatic Irrigation
• Double enclosed carport with remote controlled garage door
• Smart Garage Door controlled by app from anywhere
• Entertainers delight and a wonderful family home
• Easy access to Florey shops, school and amenities
Love the Location...
• Within 2 minutes' drive to Florey Shops
• Within 6 minutes' drive to Belconnen Westfield
• Within 18 minutes' drive to Gungahlin Town Centre
• Within 1 minute drive to Florey Primary School
• Within 5 minutes' walk to Florey Primary School
• Within 15 minutes' drive to Canberra CBD
Property Facts...
• Built: 1986
• Block Size: 463m²
• EER: 1.5
• UV: \$458,000 (2024)
• Living: 117m² (approx.)
• Enclosed Carport: 33m² (approx.)
• Heating/Cooling: Ducted Reverse Cycle- smart controlled by app
• Hot Water: Electric
• NBN Connection
• Rates: \$690.00 per quarter (approx.)
• Land Tax: \$674.73 per quarter (approx.)
Investors only
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