

70 Barnard Circuit, Florey, ACT 2615



Sold House

Monday, 25 September 2023

70 Barnard Circuit, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Bree Prince
0261821802



Goran Stefanoski
0447032017

Contact agent

What you see: Northerly appointed and positioned in a quiet location within walking distance to St Francis Xavier College.
What we see: A much loved home ready to find its new owner. See more: Northerly appointed on a level 675 sqm block. Situated on a quiet loop street. Master bedroom complimented with built in robe and ensuite. Three generous bedrooms with built in robes. Open plan living and dining area. All day sun throughout the home. Segregated family room. Electric oven and gas cooktop. Ducted gas heating. Ducted evaporative cooling. Separate bathroom with bathtub. Full laundry with external access. Expansive rear garden. Outdoor entertaining area to watch the kids play. Undercover carport with room for extra car/trailer accommodation. Walking distance to St Francis Xavier College and St John's Primary School. Numerous local coffee shops, cafes and restaurants within short proximity. Within 5 minutes' walk to St Francis Xavier College. Within 5 minutes' drive to Westfield Belconnen. Within 12 minutes' drive to University of Canberra. Within 19 minutes' drive to Canberra City Centre. Total Living: 128m². Carport: 36m². Block size: 675m². Built: 1980. EER: 4.0. Rental Range: \$650 - \$700 p.w. Rates: \$735 p.q. Land Tax: \$1,222 p.q. (approx. applicable only when rented). Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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 to make further enquiries.