

# 71 Barnard Circuit, Florey, ACT 2615

TIMOTHY R<sup>D</sup>

## Sold House

Friday, 6 October 2023

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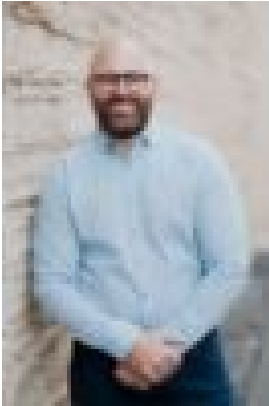
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1210 m<sup>2</sup>

Type: House



Tim McInnes  
0401097568



Annabelle McInnes  
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**\$1,251,000**

"The beauty of life often sits at the crossroads of comfort and convenience." - Anonymous The road home...Positioned with precision in the distinguished suburb of Florey, this residence is a harmonious blend of elegance and practicality. A mere stroll separates you from esteemed local schools such as St Johns Primary School and St Francis Xavier, underscoring the home's promise of unmatched ease.Spanning a generous 1210m2 (approx.) block, the meticulously landscaped grounds are a genuine oasis, flourishing with vibrant plant-life that paints a canvas of nature's best. The interior resonates with timeless grace; from the formal lounge area offering tranquil views of the front yard to the separate formal dining room exuding sophistication. Intimate moments await in the meal/study room, enhanced by the warmth of a delightful gas wood fireplace. Further amplifying the home's allure is an expansive second sitting room/sunroom, its glass sliding doors providing a gateway to an inviting covered rear entertainment deck.Central to the residence is the generous kitchen, truly the heart of the home. Designed with culinary passion in mind, it boasts ample bench and cupboard space, complemented impeccably by state-of-the-art Miele appliances.In terms of private quarters, the master bedroom stands as a bastion of luxury, complete with a built-in robe and ensuite. The three additional bedrooms, eloquently designed, ensure ample space, built-in robes and are impeccably serviced by the main bathroom.The road ahead...Outdoors, the rear yard presents boundless opportunities. From a grassy expanse perfect for youthful play to a pristine garden, greenhouse, and vegetable garden – each element epitomises thoughtful living.For those with a passion for vehicles, the electric gated entrance reveals a spacious four-car garage, fusing security with style. As for the location, Florey's centrality shines brightly, offering delightful local shops, a diverse array of schooling options, and effortless access to the pulsating Belconnen town centre.In this residence, find the embodiment of sophisticated convenience, where every facet of life aligns in perfect harmony.Quality features include...\* Miele kitchen appliances\* Soft closing drawers throughout kitchen\* Induction hotplates \* Gas ducted heating\* Gas log fire (3 years old)\* Split system air conditioners main bedroom and living area\* Four car garage\* Energy saving HWS heat pump installed Nov 2021\* Remote opening gates and garage doors\* Security system\* Ceiling fans all bedrooms and family room\* 5000 litre water tank\* Spa bath to main bathroom\* Illume skylights kitchen and family room\* Sprinkler system for back yard lawn\* Walking distance to local schools and close proximity to Westfield BelconnenLiving area - 198.03m2 (approx.)Garage - 58m2 (approx.)