

8/2 Quayle Place, Florey, ACT 2615



House For Sale

Wednesday, 29 May 2024

8/2 Quayle Place, Florey, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 358 m2

Type: House



Harry McCormack
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Bradley McDowell
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Auction 20/06/2024

Welcome to 8/2 Quayle Place Florey, a charming 2-bedroom house situated on a spacious 358sqm block of land. This property is perfect for those looking for a cozy home with plenty of outdoor space. Positioned within walking distance to shops, parks, and essential amenities, this property offers convenience and potential in equal measure. The house features a comfortable living room, a functional kitchen, and a well-appointed bathroom. The backyard offers ample space for outdoor entertaining or simply enjoying the fresh air. With a keen eye for renovation, you have the opportunity to add significant value to this property. Whether it's modernizing the kitchen and bathroom, updating the flooring, or enhancing the outdoor space, the potential for improvement is limitless. This property presents an excellent chance to create your dream home or to capitalise on the investment potential. Located in a quiet and peaceful neighborhood, this property is ideal for first home buyers, downsizers, or investors looking for a solid rental opportunity. - Ideal for first home buyers, investors, or renovation enthusiasts - Prime location in Florey - Well-proportioned living areas - Functional kitchen space - Ample storage throughout the property - Private courtyard for outdoor enjoyment - Panasonic ducted reverse cycle installed September 2023 10kw cooling 11.2 kW heating - Hot Water System replaced 2020 - Dishwasher purchased September 2022 - Roof re-pointed and repaired January 2024 - Blackout curtains available for all living area windows, sliding doors and bedrooms - Single carport for convenient parking - A one minute walk brings you to all the amenities of Florey shops, including a new Cafe & Bar. - Close proximity to Belconnen Town Centre - Short drive to Canberra CBD - Block Size: 358m² - Living area: 85m² - EER: 3 - Rates: \$664 p/q (approx) - Body corporate: \$599 p/q (approx) - Land Tax: \$912 p/q (approx) Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.