

# 8 Cooling Place, Florey, ACT 2615

LUTON

## House For Sale

Thursday, 28 March 2024

8 Cooling Place, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 843 m2

Type: House



Nick Paine  
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Peter White  
0409914344

## Auction

Newly transformed to the highest standards, this magnificent residence located in a Florey cul-de-sac has been expertly engineered to be the ultimate entertainer for guests, family and friends. Crafted with seamless integration between indoors and outdoors, the home exudes luxury with beautifully appointed interiors whilst showcasing the secluded sun soaked backyard which features a sparkling mineral swimming pool, pizza oven, integrated kitchen/barbeque and three-point Basketball Court. Chef's will delight in the deluxe island kitchen complete with premium Australian appliances including integrated microwave, induction cooktop and filtered hot water system, whilst complemented with large butler's pantry/laundry and abundant cabinetry. Accommodation comprises of four generous bedrooms, three of which are appointed custom built-in wardrobes and two of which features in-slab heating. The master suite features deluxe en-suite with a boutique style walk-in wardrobe and access to the backyard. Additional attributes of the home include ducted air conditioning, CCTV security system, solar panels, double remote garage as well as the latest lighting innovations. Bound to astonish and captivate in all regards, this remarkable residence enjoys a premier position in Belconnen, within footsteps to Florey shops and school, Belconnen Town Centre and Lake Ginninderra. Property Features: 4 bed | 2 bath | 2 car • Located in cul-de-sac in Florey backing reserve • Newly painted throughout the home • Grand master bedroom with en-suite and walk-in wardrobe • Deluxe 40mm stone kitchen with premium appliances • In built & zoned surround sound system • Under tile floor heating & In slab floor heating • Ducted reverse cycle heating and cooling • 2.1m colourbond fencing for ultimate privacy • Mineral self-cleaning swimming pool • Three-point Basketball Court with in built hoop • Integrated kitchen and Ziegler & Brown barbeque • Pizza oven and fire pit entertainment space • Swann video intercom system and security camera surveillance • 8.9kW solar panel system • Solar hot water system • 7m x 6m colourbond shed for all your storage needs • Landscaped and irrigation system throughout the gardens • Within 7 minutes walk to Florey Local Shops & Florey Primary School • Within 6 minutes drive to Belconnen Town Centre Property Details: • Block: 843m<sup>2</sup> • Total: 279.61m<sup>2</sup> • UCV: \$543,000 (2023) • Rates: \$3,117 p.a. (approx.) • Land Tax: \$5,280 p.a. (approx.)