

87/15 John Cleland Crescent, Florey, ACT 2615



Townhouse For Sale

Saturday, 3 February 2024

87/15 John Cleland Crescent, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Ben James

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\$695,000+

Breeze into a lifestyle of convenience and ease with this double storey townhouse located in the resort style Beechwood complex about 500m from Florey Shops and only 2.2km from Westfield Belconnen. Placed in the middle of an elongated block, this townhouse boasts an effortless design, highlighted by a gourmet kitchen that will delight any culinary aficionado. Adorned with sleek benchtops, a spacious breakfast bar for casual dining, an Omega electric oven and hotplates, and the convenience of a Delonghi dishwasher, the kitchen sets the tone for modern living. The expansive open-plan living and dining area serve as the nucleus of the home, enjoying an abundance of sunlight throughout the day. It seamlessly flows out to a secure courtyard with a paved patio, characterised by its tranquil atmosphere and low-maintenance gardens. Completing the ground level is a powder room, laundry and double garage with courtyard access. Poised on the upper level, an oversized master bedroom boasts elevated treetop views, complete with a built-in wardrobe, walk-in robes and a private ensuite. Two more bedrooms feature Belconnen views, while the third offers access to a decked balcony. They are complemented by a family bathroom with shower/bath and toilet. Optimising your comfort are extras including ducted heating and cooling upstairs, split system heating and cooling downstairs and ceiling fans. The house also features smart switches, allowing for voice controlled lighting. In this welcoming and peaceful community, residents enjoy a variety of superb amenities, such as a children's playground, a tennis court, a gym, and a swimming pool. Additionally, Florey Shops, schools, district playing fields, playgrounds, and bus stops are conveniently located in the immediate vicinity. Don't miss out on the opportunity to own this fantastic townhouse in Florey. Contact us today to arrange an inspection and secure your dream property.

EER 6.0 Unit Plan: 1248 Body Corporate: ACT Strata Management Body Corporate fees: \$879.00p/q (approx.) AUV: \$16,219,000 (Unit Entitlement: 0.81%) Townhouse Rates 2023: \$2,450.69p/a (approx.) Townhouse Land Tax 2023: \$3,017.52p/q (approx.) Townhouse Size: Living - 114m² (approx.)

Why this townhouse is solely for you:

- * The main living area is equipped with a Toshiba A/C split and a ceiling fan, ensuring year-round comfort and relaxation
- * Well-appointed kitchen featuring ample storage, beautiful timber benchtops, an Omega electric oven and hotplates, and the convenience of a Delonghi dishwasher
- * The kitchen seamlessly leads to a large laundry and powder room, enhancing the practicality of your daily routines
- * The master bedroom is a haven of luxury, boasting a ceiling fan, walk-in and built-in robes, and a generously sized ensuite for your utmost comfort
- * Bedroom three opens up onto a charming timber deck, offering breathtaking mountain and district views - the perfect spot to unwind after a long day
- * A relaxing and low-maintenance courtyard, provides the ideal space for entertaining friends or enjoying peaceful moments
- * Complex includes a range of fantastic amenities for residents, including a playground for kids, a tennis court, and a swimming pool
- * Only minutes away from the Florey Shops, St John the Apostle Primary School, Lake Ginninderra College, district playing fields and playgrounds, and easy access to arterial roads such as Coulter Drive and Ginninderra Drive with Belconnen Town Centre and Westfield Belconnen just a short drive away