

**11 Clavert Pl, Florey, ACT, 2615**



**House For Sale**

Thursday, 3 October 2024

11 Clavert Pl, Florey, ACT, 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Charming single level courtyard home

This 2 bedroom, 1 bathroom home offers a single-level design on a generous 510 sqm block. Located in a quiet street, the separately-tiled home features plenty of alfresco space to enjoy, with both front and rear enclosed courtyards.

Step inside to discover an inviting open-plan living area, with a renovated, modern kitchen featuring a dishwasher. Both bedrooms boast built-in robes, providing even more storage for your belongings.

Outside, enjoy your large enclosed yard, perfect for outdoor gatherings or simply unwinding in your own private space. The front utility courtyard off the laundry adds extra outdoor space and charm to the home.

Comfort is ensured year-round with reverse cycle air conditioning to the living area, and with a single carport that includes additional storage, this home has everything you need.

Located just a stone's throw from local schools, Florey shops-including the new 'The Irvine'-and close proximity to Belconnen Town Centre, main arterial roads, and the scenic Lake Ginninderra, this property combines convenience with low-maintenance living.

Features include:

- 2 bedroom, 1 bathroom courtyard home
- Single-level design on a 510 sqm block
- Open plan living area
- Renovated kitchen with dishwasher
- Built-in robes in both bedrooms
- Reverse cycle air conditioning
- Large enclosed yard, and enclosed front utility courtyard off the laundry
- Single carport with storage, additional car space

EER: 1

Built: 1985

Block: 510 sqm

Residence size: 89 sqm

Carport: 16.5 sqm

General Rates: \$ 2,830 per annum

Land Tax (if rented): \$4,948 per annum