

11 Edman Close, Florey, ACT 2615

MARQ

House For Sale

Wednesday, 3 July 2024

11 Edman Close, Florey, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 760 m2

Type: House



Natalie Kokic Schmidt
0428082885



Rachel Anasson
0499333217

\$878,000+

Tucked away at the end of a cul-de-sac, this four-bedroom home in Florey offers the perfect blend of space, comfort, and modern convenience. The home's spacious, single-level design boasts multiple living areas, ideal for families who enjoy both togetherness and personal space. Timber floating floors flow seamlessly throughout the home, adding warmth and elegance to the residence. The culinary inclined are spoiled for choice in the renovated kitchen, which features both electric and gas cooktops, steam and electric ovens, and a dishwasher. Clever and ample storage means you have room for everything, and can keep the sleek stone benchtops clutter free. Designed for indoor-outdoor living, the home seamlessly connects to the outdoors. Step outside and entertain in style in the large, undercover pergola, perfect for year-round enjoyment. Located in sought-after Florey, living here offers peace and privacy, while only being an easy walk away to Lake Ginninderra, Belconnen Town Centre, and more.

- Spacious four-bedroom, two-bathroom home
- Renovated kitchen with stone benchtop, electric oven, steam oven, induction cooktop, single gas cooktop, dishwasher
- Multiple living areas
- Reverse cycle air-conditioner to living room
- Timber floating floors throughout, new carpet to bedrooms
- Large outdoor pergola and deck
- Reverse cycle air conditioning to family room
- Single carport with roller door
- Privately located at the end of a cul-de-sac
- North facing to backyard
- Spacious 760sqm block
- Rental appraisal- \$780-\$830 per week
- NBN Fibre To The Node (FTN)- 166.50sqm living, 32sqm carport, 760sqm block
- Located in Florey. Walking distance to Lake Ginninderra, Belconnen Town Centre, Westfield Shopping Centre, Florey Shops, and local schools.

General rates:
\$3,224.81 pa approx. per annum
Land tax (if rented): \$5,974.80 approx. per annum
Unimproved land value: \$609,000 (2023)