

11 Le Souef Crescent, Florey, ACT 2615



House For Sale

Wednesday, 26 June 2024

11 Le Souef Crescent, Florey, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 381 m²

Type: House



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\$649,000+

Positioned just moments from Florey Shopping precinct and Florey Primary School at the end of this family friendly cul-de-sac, this light-filled 2 bedroom, 1 bathroom home is the ideal downsizing option, the perfect first step on the property ladder, or a high quality addition to your investment portfolio. Designed to maximise natural sunlight, the expansive floor plan offers two generous, segregated bedrooms - serviced by the recently renovated main bathroom featuring quality inclusions, floor to ceiling tiles and bath tub. The open plan lounge and dining space is generous in size featuring timber floorboards flowing effortlessly to the kitchen with electric quality appliances. Easy indoor to outdoor transitions though the sliding door which spills out to the covered deck and enclosed rear yard - the perfect safe haven for children and pets. Externally the home features well established gardens to all areas of the block, a full enclosed carport with storage room to the rear, additional off street parking, privacy screening and room for your family to relax and unwind in a multitude of outdoor areas. Perfectly located within the ever popular suburb of Florey, only a short distance to all of the amenities of Belconnen Town Centre and minutes walk to access public transport, this opportunity is sure to be popular. * 2 bedroom home with no body corporate fees* Quiet cul-de-sac location * Open plan lounge and dining space * Kitchen, updated, with electric cooktop, generous storage, sliding door access to rear yard* Modern bathroom, recently renovated, with separate WC and bath tub* Laundry, recently renovated, with direct access to courtyard with clothesline * Reverse cycle heating and cooling unit* Electric hot water, recently replaced * Timber flooring throughout* Carpeted bedrooms* Good bedroom segregation* Rear covered deck* Landscaped and well established surrounding gardens* Garden shed* Enclosed rear yard* Fully enclosed carport with storeroom at rear* Additional off street parking options including concreted designated park next to carport Block size: 381sqm (approx.)Built: 1986Living Size: 89sqm (approx.)Rates: \$2,608pa (approx.)Land Tax: \$4,110pa (approx. if rented out)UCV: \$421,000 (2023)EER: 2.5Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.