

# 5 Carne Place, Florey, ACT, 2615



## House For Sale

Friday, 6 September 2024

5 Carne Place, Florey, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Peaceful Living at 5 Carne Place, Florey - 3 Bed, 2 Bath, 2 Parking

Situated on a quiet no-through road, this charming 3-bedroom, 2-bathroom home with a double garage offers a serene lifestyle perfect for first-home buyers or those looking to downsize. With a focus on light and space, the north-facing living areas provide a warm and inviting ambiance with beautiful garden views. The lounge room, featuring a cozy brick fireplace and an atrium, adds character and charm to the home.

The modern kitchen is thoughtfully designed and equipped with a five-burner gas cooktop and an electric oven, ideal for home chefs. The master bedroom serves as a private retreat with an ensuite and walk-in robe, while the two additional bedrooms come with built-in wardrobes, providing ample storage space.

Located within walking distance of the local primary school and Florey shops, and just minutes from Belconnen, with public transport easily accessible, this home offers convenience and comfort in a peaceful setting.

### Features:

- Located on a quiet, no-through road
- North-facing living areas with garden views
- Cozy lounge with a brick fireplace and atrium
- Well-appointed kitchen with five-burner gas cooktop and oven
- Master bedroom with ensuite and walk-in robe
- Two additional bedrooms with built-in wardrobes
- Efficient heating, cooling, and fireplace
- Secure, private gardens
- Double garage with space for two cars
- Close to primary school, shops, public transport, and Belconnen

### Quick Facts:

Built: 1988 | Block Size: 493 sqm | Living Area: 119 sqm | Garage: 36 sqm  
EER: 4.0 | Rates: Approx. \$2,625 p.a. | Land Tax: Approx. \$3,533 p.a. (Investor only)

Enjoy peaceful and convenient living at 5 Carne Place, Florey. Contact us today to arrange a viewing!

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.