

# 6 Bolliger Pl, Florey, ACT, 2615

TIMOTHY R<sup>D</sup>

## House For Sale

Monday, 23 September 2024

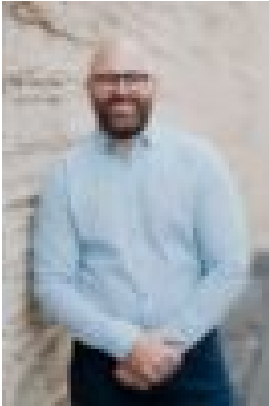
6 Bolliger Pl, Florey, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tim McInnes  
0401097568



Annabelle McInnes  
0419144208

## Family values

The road home...

Nestled in a delightful cul-de-sac within the heart of Inner Belconnen, this exquisite residence offers an unparalleled family lifestyle, mere moments from local schools and boutique shopping precincts. Here, you are gifted with something truly invaluable—time.

Upon entering, the classic charm of the formal lounge and separate dining area welcomes you, creating the perfect sanctuary to unwind after a long day. The thoughtfully renovated kitchen is a culinary haven, boasting abundant cupboard space, expansive benchtops, and luxurious stone finishes. Flowing effortlessly from the kitchen, the generous family room invites both functionality and comfort, offering a versatile space for family members to enjoy privacy and respite.

Each of the four generously sized bedrooms is complemented by built-in robes, ensuring ample storage, while the modern ensuite and fully renovated family bathroom cater to every convenience.

For the car enthusiast or those seeking practical solutions, the double garage provides not only secure parking but peace of mind, protecting your vehicles from the elements. Step outside to the sprawling rear yard, where children and pets have boundless room to roam, overlooked by a charming rear veranda—ideal for relaxed outdoor living.

The road ahead...

Comfort is guaranteed year-round with ducted heating and cooling, ensuring the home adapts effortlessly to Canberra's seasonal shifts.

Positioned in the highly sought-after suburb of Florey, a brief drive brings you to the bustling Westfield Belconnen, Lake Ginninderra's serene waters, the University of Canberra, and Northside Hospital.

Designed for families seeking space, sophistication, and convenience, this home is an opportunity not to be missed. Inspection is highly recommended.

Quality features include...

- \* Convenient cul-de-sac location
- \* Two living areas
- \* Walking distance to local schools and shops
- \* Ducted heating and cooling
- \* Renovated kitchen, bathroom and ensuite
- \* Built-in robes to all bedrooms
- \* Separate laundry and toilet
- \* Large rear yard
- \* Double garage
- \* Short drive to Westfield Belconnen, Lake Ginninderra, the University of Canberra and Northside hospital

Residence - 163.75m<sup>2</sup> (approx.)

Garage - 39.69m<sup>2</sup> (approx.)

Built - 1986

Rates - \$2,991.00 per annum (approx.)