

**6 Hayden Close, Florey, ACT, 2615**



**House For Sale**

Thursday, 5 September 2024

6 Hayden Close, Florey, ACT, 2615

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Spacious, Sunny, and Perfectly Positioned In a Peaceful Cul-de-Sac

Harmoniously blending classic charm with contemporary flair, this expansive home in Florey offers an abundance of stylish living space for the discerning buyer. Featuring five generously sized bedrooms and a fully renovated kitchen, this residence is perfect for larger families or those seeking a spacious, versatile layout.

Natural light floods the living areas, highlighting the timber-look floors that flow seamlessly through the lounge, dining, and family rooms. At the heart of the home is the beautifully renovated kitchen, fully equipped with stainless steel appliances that cater to all your culinary needs, while the sleek L-shaped breakfast bar is the perfect spot for casual dining or watching the kids do their homework. With a slow combustion heater tucked away in the corner to make the living space extra cosy, this is sure to be the bustling hub of everyday family living.

Thoughtful design separates the main bedroom from the others, providing a private sanctuary for parents, complete with built-ins and an ensuite. Bedrooms two and three, also with built-ins, share a three-way spa bathroom, while the remaining two bedrooms adjoin a sitting room/office and offer flexible space for larger families, guests, or as multipurpose rooms.

Sliding doors extend each living space to the paved patio for seamless indoor-outdoor entertaining. Imagine relaxed brunches in the sun or long weekend barbecues with friends in this inviting space. A canvas of sweeping lawns gives kids room to play, while low-maintenance flower beds add pops of colour, and the established hedge provides privacy. A double garage completes the package, along with ample off-street parking in the drive for family and guests.

Nestled in a quiet cul-de-sac in the heart of Florey, this family-friendly location is close to walking and bike paths, safely connecting you to popular schools, playgrounds, and Florey shops, with groceries, medical, dining, and cafes. With Westfield Belconnen just a 5-minute drive away, everything you need is within easy reach.

Don't just imagine the possibilities - live them.

\*\*\*PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT 2/14 WALES STREET, BELCONNEN\*\*\*

### Quality features:

- Extended five-bedroom family residence
- Single level versatile floor plan
- Formal entryway
- Three segregated living areas
- Formal dining room with access to back garden
- Additional sitting room
- Generous sized bedrooms
- Block out blinds
- Floating timber flooring in living/dining/kitchen and family rooms
- Built-in robes & curtains to bedrooms 1, 2 and 3
- Bedrooms 4 and 5 offer in-slab heating for winter comfort
- Main bedroom complete with generous-sized ensuite and built-in robes
- Convenient three-way bathroom, separate shower and toilet
- Renovated kitchen with large L-shaped stone benchtop, stainless steel dishwasher, ceramic cooktop and abundance of storage
- Family room with Osburn slow combustion fireplace
- Separate laundry
- Access to the rear garden from the family room
- North facing outdoor entertaining area
- Low maintenance gardens

- Daffodils, Australian Geraldton Wax Flowers, Lavender and plenty more established plants
- Garden shed
- Ample off street parking
- Electric hot water system
- Double garage with generous storage space and auto doors
- Easy walk to Florey Primary School, St Francis Xavier School and Florey shops; no need to cross any roads when commuting due to convenient underpaths
- Florey shops showcasing Cesar's Cafe, SupaExpress Grocery, The Irvine Cafe & Bar and Florey Pharmacy
- Close to plenty of walking and bike paths
- A short 5-minute drive to Belconnen town centre

STATS:

Home size: 201 sqm

Block size: 783 sqm

EER: 4.0

UV: \$544,000 (2024)

Year built: 1986

Rates: \$3,456 pa

Land Tax if rented: \$6,557 pa