

# 6 Priestley Place, Florey, ACT, 2615



## House For Sale

Thursday, 19 September 2024

6 Priestley Place, Florey, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Josh Yewdall  
0430213909

## Tranquil Family Living in Premier Pocket

Positioned in the highly regarded and tightly held enclave of Florey, mere minutes from quality schools, excellent local shopping and with great proximity to Belconnen Central, this lovingly cared for and thoughtfully updated family home presents a rare peaceful ambience that is as welcoming as it is convenient. Generous light-filled living offers rare versatility with both formal lounge and dining, as well as a centrepiece open plan living, meals and kitchen hub, sharing great connection to the private backyard and undercover alfresco entertaining. The central kitchen ensures the home chef is always connected to family and friends and boasts stone benchtops, feature servery, all-electric cooking including wall oven, glass splashback, and plenty of storage behind custom cabinetry.

Accommodation is also generous and versatile with a spacious and private main suite offering both a walk in and built in robe, as well as a sparkling ensuite with appealing two-tone tiling, an oversized shower, and free-standing vanity with plenty of storage. The main bathroom is similarly finished with the welcome addition of a full-size bathtub and convenient separate toilet, servicing the three additional bedrooms, all with built-in robes. An internal laundry and both single and double lock up garages headline a long list of features and loving upgrades to the home that must be experienced first-hand to be fully appreciate, making this family home a must to inspect.

### Features:

- \* 4 bedrooms, 2 bathrooms, and both single and double garaging, situated on a 911sqm block of land
- \* 196sqm of sundrenched internal living
- \* High EER - 4.5
- \* Formal Lounge and dining rooms, as well as generous open plan living and meals, well connected to the kitchen and with great flow to backyard and alfresco entertaining
- \* Central kitchen with stone benchtops, feature servery, all-electric cooking including wall oven, glass splashback, and plenty of storage behind custom cabinetry
- \* Main bedroom with walk in robe, built in robe and ensuite + 3 additional bedrooms, all with built in robes
- \* Main bathroom featuring bathtub, two tone tiling, oversized shower, and free standing vanity with plenty of storage + convenient separate toilet
- \* Large internal laundry with additional storage
- \* Single lock up garage + double lock up garage/workshop
- \* Stunning entertainers backyard with manicured lawns, landscaped gardens and oversized covered pergola
- \* Quiet and high demand cul-de-sac
- \* Solar 5kW
- \* Ducted gas heating + evaporative cooling
- \* Electric hot water system
- \* Walking distance to high demand schooling options in St Francis Xavier College, St John's Primary School and Florey Primary School
- \* Walking distance to Florey shops offering medical centre, takeaway, supermarket, pharmacy, coffee shops and much more!
- \* Terrific local transport options

Rates: \$3,561pa (approx.)

Land Tax: \$6,820pa (approx.)

UCV: \$614,000 (2024)

EER: 4.5

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