

# 8 Spry Place, Florey, ACT 2615

## House For Sale

Wednesday, 10 July 2024



8 Spry Place, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 590 m2

Type: House



George Vlandis  
0437398774



Joy Patel  
0499912090

## Auction

Nestled at the end of cul-de-sac, this freshly painted and renovated single-level home is warm and inviting from the moment you walk in. The open plan living and dining areas flow seamlessly with the kitchen, while new floating timber floors add a modern touch throughout the home. The cleverly designed kitchen features stainless steel appliances, electric cooking, and plenty of cupboard space. Down the hall are three generous bedrooms, completely separated from the living areas for privacy. The renovated bathroom includes a separate shower and bath, and there is a separate toilet. Outside, the backyard is low-maintenance, and the deck and covered pergola is ideal for outdoor entertaining. The large, enclosed carport ensures secure parking and plenty of storage space. With close proximity to local schools, shops, and public transport, this family-friendly home is ready for you to move in and start making memories. Features: \* Open plan living and dining \* Freshly painted \* New floating timber flooring \* Three spacious bedrooms \* Fully equipped kitchen with new hotplate and ample storage \* Renovated bathroom with separate shower and bath \* New LED lighting throughout \* Linen storage \* Ducted heating \* Low maintenance paved backyard and deck \* Covered pergola \* Ample off-street parking \* Garden shed \* Large enclosed carport \* Within proximity to local schools, shops and public transport \* Build Year: 1986 \* Land Size: 590sqm \* Living Size: 100sqm \* Carport Size: 62sqm \* EER: 1.0 \* Rates: \$2,856 p.a. \* Land Tax: \$4,688 p.a. \* UV: \$481,000 Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.