

9 Boan Close, Florey, ACT, 2615



House For Sale

Friday, 23 August 2024

9 Boan Close, Florey, ACT, 2615

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: House



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Classically Elegant - Contemporary Comforts

Beyond the distinctive, federation inspired facade of this excitingly different five bedroom two ensuite study residence, contemporary style interiors offer an intriguing blend of old world charm and new world comforts.

If you're an advocate of emotional design, you'll love the vaulted timber ceilings, feature brick walls and rich palette of colours, which combine to dramatic effect, revealing a visually captivating living environment. Expansive windows usher in abundant natural light throughout the day and allow calming vistas of its leafy surrounds.

Set at the top of a cul de sac, its whisper quiet setting is ideal for young families.

Formal living spaces extend outdoors to an inviting entertaining terrace, ideal for large gatherings or unwinding in style. at days end.

Solar panels offer a 45.7c tarriff rebate with nine years remaining on the contract.

If you're a family of multiple vehicles, the triple garaging, double carport and expansive off street parking are sure to impress.

Something special.

- Formal living
- Formal dining - French doors
- covered entertaining
- Bedroom one + ensuite WIR
- Bedroom two - BIR
- Bedroom three - BIR
- Bedroom four - BIR
- Bedroom five + BIR s/d + deck
- Study
- Ensuite two (2022)
- Braemar ducted gas heating (2020)
- Brivis ducted evaporative cooling
- Daikin wall mounted r/c a/c
- Timber panelling to walls & ceiling of living areas
- Feature brick walls to living/dining
- Extensive entertaining terrace off formal living area

- Dining - French doors

Kitchen

- Ceasarstone bench tops
 - Ceasarstone splashbacks
 - Westinghouse gas hot plates (5)
 - Westinghouse rangehood
 - Bosch electric wall oven
 - Westinghouse dishwasher
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- Meals area - hooded window

- Rinnai gas heater to meals area
- Adjacent courtyard

- New carpet to lounge/bed 5
- Three way bathroom
- Double vanity to main bathroom (2016)
- Spa to main bathroom
- Rheem gas hot water (170litres)

- Triple garage under
- Internal access
- Under house storage
- Double carport
- Ample off street parking
- Colourbond roof
- Solar 6.6Kws