

# 36/15 John Cleland Crescent, Florey, ACT, 2615



## Townhouse For Sale

Friday, 9 August 2024

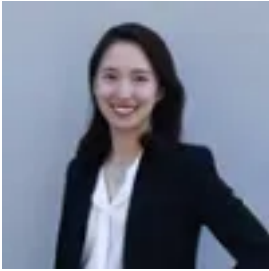
36/15 John Cleland Crescent, Florey, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Joy Cui

### **Elegant 3 Bedroom Townhouse with Premium Amenities...**

Welcome to this North Facing delightful 3-bedroom townhouse at 15 John Cleland Crescent, Florey. Offering a harmonious blend of modern comfort and convenience, this home is perfect for families, professionals, and investors.

The bright and airy open-plan living and dining areas are designed to optimize space and natural light, creating a welcoming atmosphere for everyday living and entertaining. The contemporary kitchen, featuring high-quality appliances, ample storage, and a functional layout, is perfect for both casual meals and gourmet cooking.

Each of the three generously sized bedrooms is complete with built-in wardrobes and large windows. The master bedroom includes an en-suite bathroom for added convenience. Both the en-suite and main bathroom are modern and well-appointed, offering a touch of luxury with premium fixtures and finishes.

Located on John Cleland Crescent, this property is within easy reach of local schools, shopping centres, parks, and public transport, providing everything you need for a convenient lifestyle.

The townhouse boasts a private courtyard, ideal for outdoor dining and relaxation. The low-maintenance garden allows you to enjoy outdoor living without the upkeep. Additional amenities include access to a pool, gym, and tennis court, providing ample opportunities for recreation and fitness.

#### **Featuring:**

- 3 bedrooms with built in robes
- Fully renovated ensuite
- Main bathroom with spa bath
- Dishwasher
- Spacious dining room & garden courtyard
- Separate living & dining area
- Separate laundry
- Extra allocated parking spot
- Single car garage with plenty of storage
- Exclusive Visitor parking spot
- Low maintenance garden courtyards
- Complex offers pool, gym & tennis court

Internal Living: 115m<sup>2</sup> approx

Courtyard : 45m<sup>2</sup> approx

EER: 5.5

Body Corporate: \$868 p.q. approx

Rates: \$609 p.q. approx