



## Florey, 18 Le Souef Crescent

### Modern Lifestyle & Perfect Location

Nestled in the desirable suburb of Florey, this beautifully designed single-level home offers the perfect blend of space, comfort, and functionality for modern family living.

Step inside and be welcomed by a smartly designed floor plan that offers both comfort and privacy. The master suite is ideally positioned at the front of the home, while the second and third bedrooms are seamlessly integrated into the open-plan living areas. At the heart of the home, you'll find a well-appointed kitchen-perfectly positioned for effortless entertaining and daily family living.

The open-plan living spaces flow effortlessly to the outdoor area, creating a perfect setting for hosting gatherings or simply enjoying the warm months ahead. Don't miss this opportunity to secure a quality home in a prime location!

\* Well equipped kitchen with gas cook top and dishwasher



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Lease**  
\$650 Per Week

**View**  
By Appointment

**Contact**  
**Leasing Team**  
0418 631 503  
leasingconsultant@ljhbelconnen.com.au

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* Tiled throughout, perfect for those with allergies to carpet
- \* Ducted gas heating
- \* Reverse cycle air-conditioning unit
- \* Ceiling fans in bedrooms
- \* Built in robes to two bedrooms
- \* Main bathroom with separate bath and shower
- \* Low maintenance yard with easy care gardens and shed
- \* Double enclosed carport with roller doors and access to rear yard
- \* Unbeatable location to local schools and shops, a 5 minute drive to Belconnen Town Centre

Local bus service takes you to the Belconnen Town Centre also with a large variety of shops and Government Offices.

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.



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## More About this Property

<b>Property ID</b>	HNU4AF8H
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes Fully Fenced

### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

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