







Florey, 3 Carne Place

Spacious and Comfortable Family Home in Florey

Welcome to 3 Carne Place, Florey-a hidden gem nestled in a quiet and family-friendly street. This newly listed three-bedroom home offers the perfect blend of comfort, space, and convenience, making it an ideal choice for families or professionals.

Property Highlights:

* Generous Living Spaces: The home features two spacious living areas. The first is a large, inviting lounge room that greets you upon entry, while the second is an open-plan kitchen and dining area designed for modern living.
* Year-Round Comfort: Recently painted throughout, this home boasts ducted heating and cooling to ensure you stay comfortable no matter the season.
* Outdoor Entertaining: The property includes a large, wrap-around garden with an outdoor entertainment area, perfect for hosting gatherings or enjoying relaxed afternoons with family and friends.

3 2 2

For Lease
Please Call

View
ljhooker.com.au/HP013F8H

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

EER

LJ Hooker Belconnen
(02) 6251 1477

LJ Hooker

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.

Prime Location:
Situated in the sought-after suburb of Florey, this home offers easy access to a range of amenities:
* Just a short drive to Belconnen Town Centre, providing shopping, dining, and entertainment options.
* Only 18 minutes by car to Canberra City Centre, making your commute a breeze.
* Close to local schools, parks, and public transport for added convenience.

Don't miss the opportunity to make this charming family home yours. With its thoughtful design, spacious layout, and unbeatable location, it's ready to welcome its next occupants.

Contact us today to arrange a viewing!

12 Month Lease

The property does not comply 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 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

Property ID	HP013F8H
Property Type	House
Land Area	400 sqm
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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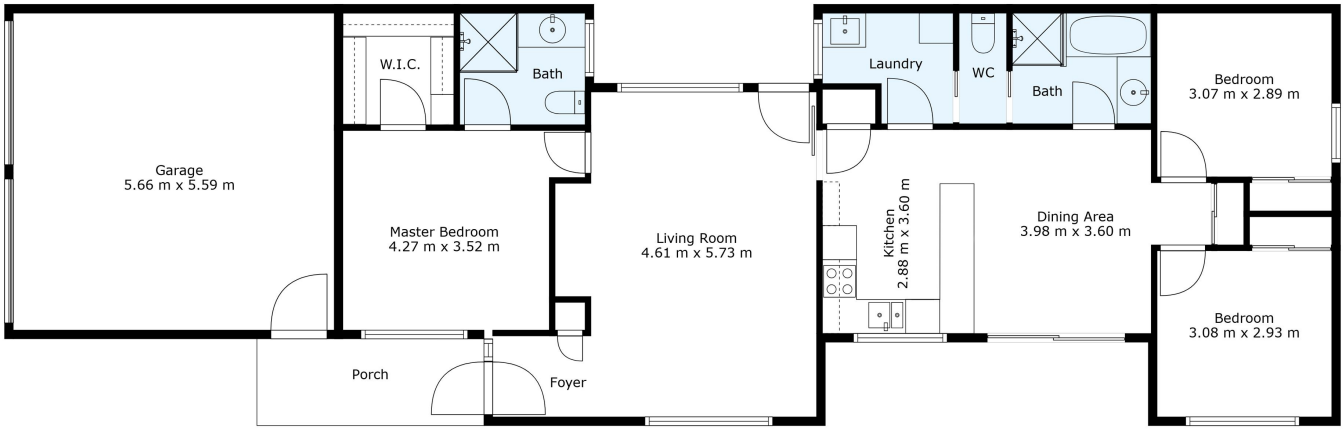




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3 Carne Place, Florey

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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