



18 Laidley Place, Florey

Room for the Whole Family!

Set on a generous block of 744sqm this spacious home offers room to grow, entertain and enjoy in peace and privacy.

Ideal for growing and multigenerational families the home has generous front living that flows to the meal and kitchen. The kitchen is large with long benches and cupboard space. Four bedrooms all have built in robes while the master has its own ensuite.

Downstairs there is a generous rumpus room/study, kitchenette, storage room and full laundry and bathroom. With internal and separate external access, it offers plenty flexibility, for your extended family or a home business.

Freshly painted and with new flooring the home has plenty of scope to add value and make it your own. Solar panels,

On the market for sale for the first time in 35 years here is a real opportunity for you to get into Florey. The commitment here is a total commitment to sell. Don't miss out!

- Quiet cul-de-sac
- 4 bedroom family home
- New carpet and freshly painted
- Formal and informal living

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 SALE
Auction

AGENTS

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AGENCY

LJ Hooker Belconnen
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 **LJ Hooker**

- Large family sized kitchen
- 100mm oven and gas cooktop
- Wood fire in family room
- Deck and pergola off the kitchen
- Rumpus room/study downstairs
- Kitchenette and storage room
- Double garage with internal access
- Solar panels
- Ducted gas heating not working
- Close to parkland, local shops, primary and secondary schools and the Belconnen Town Centre

- Build: 1986
- Land Size: 744sqm
- Property Size: 306sqm | Living Size: 239sqm | Garage Size: 41sqm | Storage Room: 25sqm
- EER: 0.5
- Rates: \$3,242 p.a.
- Land Tax: \$6,019 p.a. (investors only)
- Unimproved Land Value: \$544,000

Disclaimer:

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MORE DETAILS

Property ID	HP0GYF8H
Property Type	House
House Size	306 m2
Land Area	744 m2
EER	0.5

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

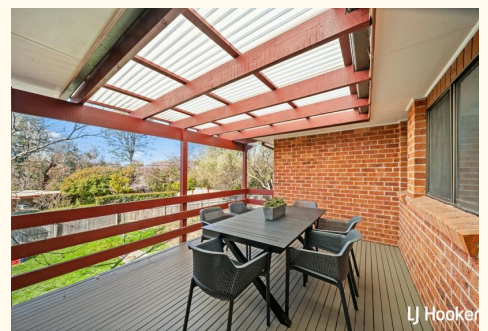
Anushka Poudel 0405 220 461

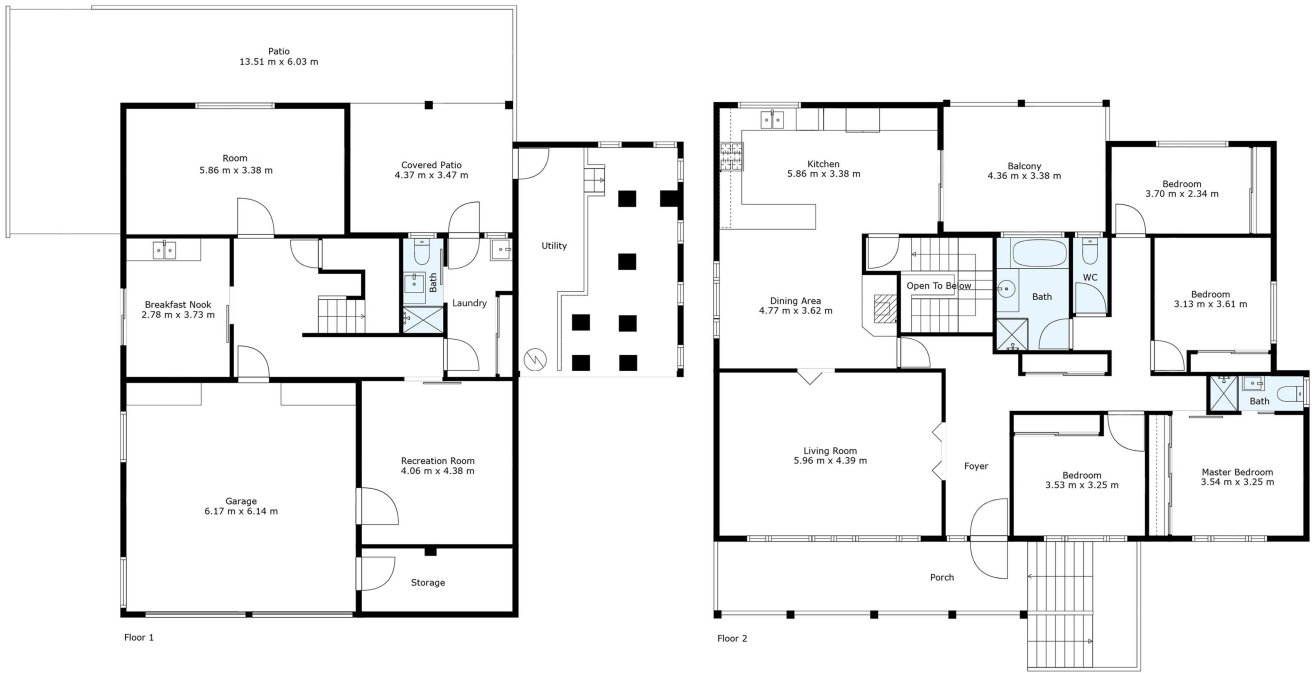
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.