



19 Boswell Crescent, Florey

## Renovated Family Sanctuary with Space, Style & Sustainability

Thoughtfully updated and immaculately presented, this expansive residence is ready for its next family to move straight in and enjoy. Beautifully refreshed and offering space, comfort and impressive energy efficiency.

Boasting five generous bedrooms, each complete with built-in robes, this home provides exceptional flexibility for growing families, multi-generational living or those working from home. The master suite is complemented by a stylishly renovated ensuite, while the main bathroom and separate toilet have also been tastefully updated with modern finishes.

Freshly painted throughout and fitted with brand-new carpet, the home feels light, bright and welcoming from the moment you step inside.

The spacious lounge and dining area forms the heart of the home, featuring a cosy fireplace. Large windows invite in natural light while double glazing throughout enhances comfort and energy efficiency.

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### AUCTION

Sat 21st Mar @ 11:15AM

### VIEW

Thu 5th Mar @ 5:00PM - 5:30PM

### AGENTS

George Vlandis  
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Anushka Poudel  
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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.

 **LJ Hooker**

year-round.

The well-appointed kitchen features stainless steel appliances, ample storage and a convenient window servery that connects effortlessly to the outdoor entertaining area. Ideal for hosting family gatherings and weekend barbecues.

Step outside to a covered entertaining space with a striking gabled roof, creating a wonderful extension of the home. The established, landscaped gardens offer privacy and tranquillity, complete with a charming fishpond that adds to the serene atmosphere.

Conveniently located close to local schools including Florey Primary School and Belconnen High School, as well as just minutes from Westfield Belconnen and the walking trails of Lake Ginninderra, this is a prime position for families seeking lifestyle and convenience.

From the owner:

This truly was our dream home. If it weren't for an adventure taking us overseas, we'd never dream of letting it go. The home is full of memories of lively family gatherings and barbecues. On those hash Canberra days, where the temperature can dip to a chilly 5 degrees without warning, there is no better feeling than walking through the front door. It's a warm, cosy embrace that we looked forward to every single day. We hope the next owner find as much joy and comfort here as we had."

- Five generous bedrooms with robes
- Kitchen with stainless steel appliances and window servery
- New carpet and painted throughout
- Large lounge and dining with fireplace
- Renovated bathroom, toilet and en-suite
- Double glazed windows throughout
- Covered entertaining with gabled roof
- Established landscaped gardens featuring a fishpond
- Ducted gas heating
- Evaporative cooling
- 10kw solar system
- Double garage plus off-street parking
- Garden shed

- Year Built: 1987
- Land Size: 795sqm
- Property Size: 180sqm
- Pergola Size: 34sqm
- Garage Size: 34sqm
- EER: 6.0
- Rates: \$3,586 p.a.
- Land Tax: \$6,772 p.a. (investors only)

Disclaimer:

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EER 

## MORE DETAILS

Property ID	HP0U2F8H
Property Type	House
House Size	180 m2
Land Area	795 m2
EER	6
Including	Toilets (1)

### George Vlandis 0437 398 774

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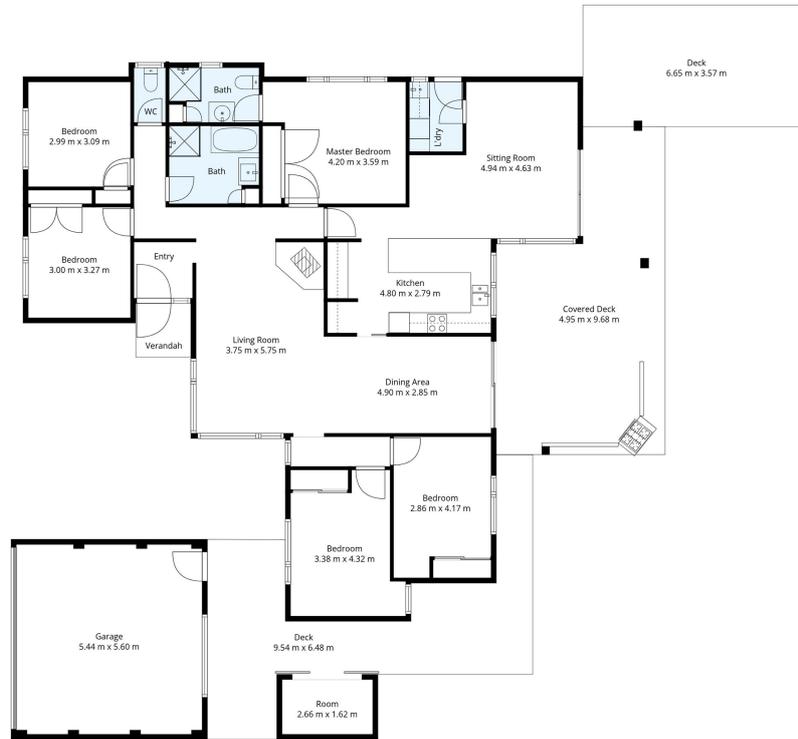
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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