



Florey, 4 Flecker Place

Capitalise on this Opportunity

Conveniently located in a cul-de-sac, this separate title courtyard home has been refreshed with new paint and flooring throughout. It's an ideal opportunity for first-time buyers, downsizers, and renovators looking to create their dream space.

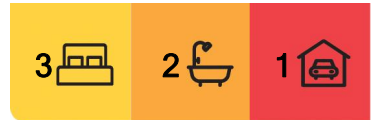
With plenty of scope to renovate the home offers three bedrooms, the master at the rear comes with an ensuite and built-in robe. The large open living space gives way to the original kitchen and laundry.

Private front and back courtyards with side access are blank canvas to create your own oasis. You'll love the convenience of being close to public transport, local schools, and the Florey shops.

More affordable than many apartments on the market and you don't have body corporate. It's a no brainer!



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.



For Sale
Auction

View
ljhooker.com.au/HNZT0F8H

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EER ★★★★★

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- * Freshly painted and new flooring throughout
- * Quiet cul-de-sac location
- * Separate title, no body corporate
- * Potential to renovate
- * Original kitchen, laundry
- * Spacious living and dining area
- * Main bedroom with ensuite and BIR
- * Two additional bedrooms
- * Front and back courtyards with side access
- * Single lock up garage

- * Build: 1987
- * Block Size: 308sqm
- * Living Size: 111sqm
- * Garage Size: 26sqm
- * EER: 3.5
- * Rates: \$2,491 p.a.
- * Land Tax: \$3,837 p.a. (investors only)
- * UV: \$395,000 (2023)

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More About this Property

Property ID	HNZT0F8H
Property Type	House
House Size	111 m ²
Land Area	308 m ²
EER	3.5

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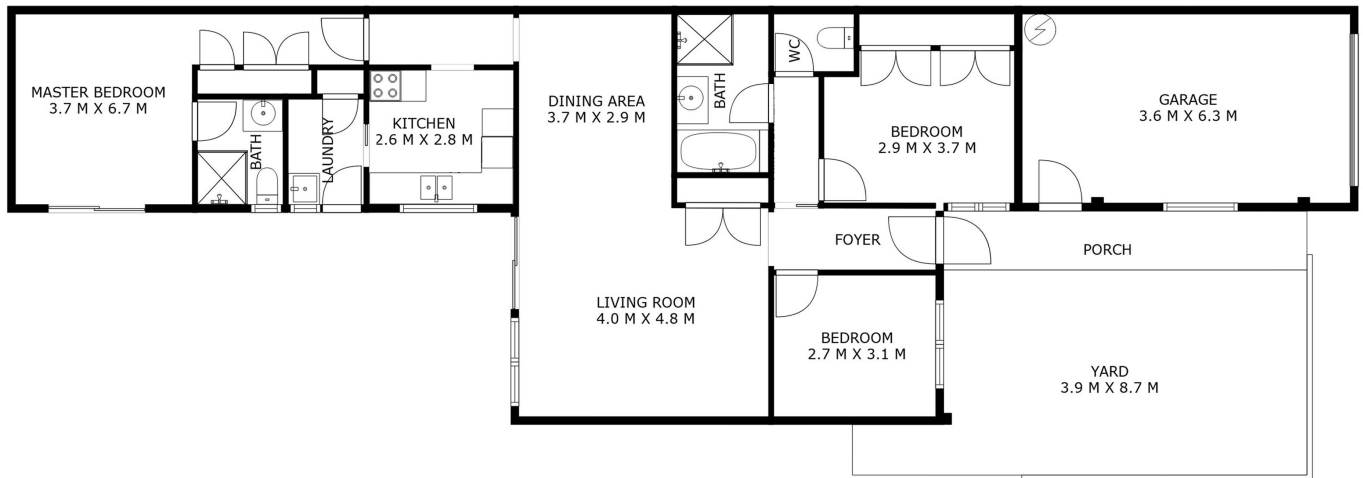
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4 Flecker Place, Florey



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.

aperture
media house