



# Florey, 4 Summerville Crescent

## Slice of Paradise

Owners moving to sunny Queensland means you have the opportunity to buy your own slice of paradise. Secluded in amongst the established Balinese inspired garden this unique home incorporates the best of the outdoors while taking full advantage of its position.

A north facing living room and sunny front courtyard blend with the kitchen in this open and warm space. Built in timber cabinetry adds to the style while maximising storage.

Three bedrooms down the hall are serviced by a renovated and light filled bathroom. The master and second bedrooms open out to the covered entertaining area. Café blinds ensure you'll be able to enjoy it all year round.

The oasis outside is worthy of a spot on 'Gardening Australia'. You'll enjoy exploring all the aspects of this tranquil garden. Incorporating a gazebo and powered garden studio there is

3 1 1

**For Sale**  
Auction  
[ljhooker.com.au/HP0AWF8H](http://ljhooker.com.au/HP0AWF8H)

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EER ★★★★★



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

**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.

plenty on offer.

- \* North facing three-bedroom home
- \* Master with built in robe and external trifold doors
- \* Large open plan living and kitchen
- \* Renovated bathroom
- \* 6.4kw solar hub
- \* Ducted heating and evaporative cooling
- \* Security shutters
- \* Covered outdoor entertaining
- \* Private sunny courtyard
- \* Gazebo and garden studio
- \* Established and landscaped gardens
- \* Enclosed carport and off-street parking
- \* 11,500 L water tanks
- \* Moments to local schools, shops, transport and Belconnen Westfield
  
- \* Build Year: 1986
- \* Land Size: 568sqm
- \* Living Size: 109sqm
- \* Carport Size: 18sqm
- \* EER: 4.5
- \* Rates: \$3,051p.a.
- \* Land Tax: \$4,887p.a. (investors only)

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## More About this Property

<b>Property ID</b>	HP0AWF8H
<b>Property Type</b>	House
<b>House Size</b>	109 m2
<b>Land Area</b>	568 m2
<b>EER</b>	4.5

**George Vlandis 0437 398 774**

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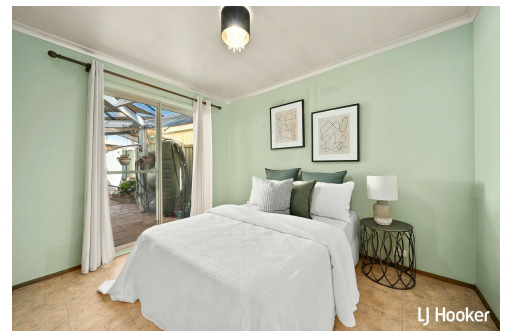
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