



Florey, 49 Barnard Circuit

A Home to Warm Your Heart

Auction Location: On Site

This is a charming family home tucked away in Florey that boasts a timeless beauty and modern comforts. You'll be pleasantly surprised by the discreet street appeal, nestled behind well-maintained gardens, offering great privacy.

The generous 1223m2 block showcases expansive, mature gardens adorned with lovely trees and shrubs, waiting to be explored. The kids and furry friends will have plenty of space to run around. A recent addition crafted five years ago; the deck is the spot to sit on summer afternoons. For larger entertaining, the paved area nearby is more than enough space.

The front of the home basks in the warmth of northern light. If you asked the current owner, this would be their favourite spot to enjoy the warm sun in the colder months. Relax on the



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SOLD

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For Sale
Auction

View
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EER

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front verandah, a secluded oasis perfect for enjoying your morning coffee or unwinding after a long day.

The master suite, front facing and very spacious, boasts its own ensuite and built-in wardrobes. Three additional bedrooms offer views of lush greenery. Two are equipped with built-in robes. There is a central bathroom with a separate toilet adding convenience to your daily living.

The kitchen is well-appointed with gas cooktop, dishwasher, and electric oven. The home features a formal entry, formal dining room, a lounge room and a family room, offering versatility to suit your lifestyle.

Practical amenities include a full-size laundry with external access, ducted zoned reverse cycle heating and cooling for year-round comfort, and two split systems. There are also three water tanks and two garden sheds. Safely park your vehicles in the double carport.

Features:

- 1223m2 block with expansive gardens to explore
- 152m2 Living
- Recent addition of a back deck
- Paved area for larger gatherings
- North facing front
- Front private verandah
- Spacious master suite with ensuite and built-in wardrobes
- Three other spacious bedrooms
- Kitchen with gas cooktop, dishwasher, and electric oven
- Formal entry, dining, lounge and family rooms
- Full-size laundry with external access
- Ducted zoned reverse cycle heating and cooling
- 2x split systems
- 3x water tanks
- 2x garden sheds
- Double carport

In the sought-after location of Barnard Circuit, this home is conveniently close to Florey shops, Florey medical centre, and Florey Primary School. It is within very easy walking distance to St John the Apostle Primary School and St Francis Xavier College. This home offers the perfect balance of tranquillity and accessibility. For larger shopping needs, the arterial road takes you to Westfield Belconnen in 5-minutes or to the City in 15-minutes. See this home for yourself, it could be the perfect one for your family!

Rates: \$3,541 p.a. approx.

Land Tax: \$5,487 p.a. approx.

EER: 1.0

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More About this Property

Property ID	1H0GF9U
Property Type	House
House Size	152 m ²
Land Area	1223 m ²
EER	1

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

49 Barnard Circuit, Florey

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