



59 Barnard Circuit, Florey

A Place for Tiny Footprints and Big Futures

Greeted by a tranquil atrium, the kind of home that feels like it was always meant for family life. A place where school bags collect by the key code door, dinner laughter rises from the dining table, and kids race through the hallway choosing bedrooms.

Set on a generous 824 m² block in one of Florey's most loved pockets, Barnard Circuit, this 5 bedroom home has heart, space and room for every stage of family living. The grand entry leads to warm timber look floors, soft timber features and sunlight filling the main living area. It is the kind of comfort you feel as soon as you walk in.

The oversized master suite is a peaceful retreat with a beautifully renovated ensuite, while the other bedrooms include built in robes. The living room flows to a raised dining area where birthdays, Sunday pancakes and family nights have their moment. The updated kitchen makes everyday life easy with induction cooking, a dishwasher, great storage and a breakfast bar overlooking the backyard so you are always part of the fun.

The back wing is a brilliant bonus with two bedrooms and a second living space with separate backyard entry, ideal for teenagers, guests

5 🏠 2 🚿 1 🚗

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Kippax

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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**

or multigenerational living.

Year-round comfort is guaranteed with ducted reverse cycle heating and cooling plus new R8 ceiling insulation. Enjoy some of your bills paid for with 6.6kw solar panels with a 10kw battery and Wi Fi controlled lighting make modern living effortless.

School runs, supermarket dashes and weekends are all easy here. It is only a 5-minute walk to Saint Francis Xavier College and St John Apostle Primary School, 4 minute drive to Florey Shops and Medical Centre, and 8 minutes to Westfield Belconnen.

What the owners have loved:

"This is not just a house. It is the next chapter, full of new memories waiting to be made.

We truly adore how the sun pours into the living room every morning, instantly filling the space with warmth and light - it's the perfect start to our day. Arriving home, the gentle sound of the water feature in the garage greets us, immediately setting a chilling, relaxing vibe. The great view of the garden brings peaceful to the house. Having a lemon tree in the backyard with the most incredibly tasty lemons is a simple joy. Best of all, the rumpus room is a decent size, giving us all the extra space to relax and truly spread out."

The details:

- 5 bedrooms | 2 bathrooms | 1 enclosed carport
- Full fibre NBN
- 6.6kW solar panels with 10kW battery
- 824 m²; block
- Key code front door
- Timber laminated floors and timber feature accents
- Modern light fittings with electric fans
- Oversized master with renovated ensuite
- Built in robes in all bedrooms
- Renovated kitchen and breakfast bar
- Induction cooking, dishwasher
- New R8 insulation installed in ceiling
- Reverse cycle ducted heating and cooling
- Separate back wing with own entry
- Landscaped gardens
- Wi Fi controlled lighting
- Walk to schools, shops and medical centre

Land Size: 824sqm approx.

Living Size: 174sqm approx.

Rates: \$3,387 pa approx

Land Tax: \$5,199 pa approx

EER: 1.5

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EER 

MORE DETAILS

Property ID 1HX2F9U
Property Type House
House Size 174 m2
Land Area 824 m2
EER 1.5
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Alarm
Intercom
Courtyard
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Full Fibre NBN
solar battery

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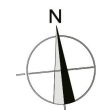
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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