



6 Whitelegge Place, Florey

Simple Living in a Separate-Title Home

Set in a quiet cul-de-sac, this freestanding two-bedroom residence combines comfort, privacy, and convenience - perfect for first-home buyers, downsizers, or investors seeking great value in one of Belconnen's most accessible suburbs.

Enjoy open-plan living with a light-filled lounge and kitchen that flow to a covered entertaining deck - ideal for weekend BBQs or relaxed afternoons. The private, fully fenced backyard offers plenty of space for children or pets, while the generous 497sqm block provides room to personalise or add value over time.

Perfectly positioned close to Florey Shops (IGA, café, pharmacy, and takeaway options), St John the Apostle Primary School, Florey Primary School, and St Francis Xavier College. You're also just a short drive to Belconnen Town Centre, Westfield Belconnen, and Lake Ginninderra for shopping, dining, and recreation.

- Separate-title, freestanding home - no body corporate or strata fees
- Two bedrooms with plenty of natural light
- Open-plan living and kitchen designed for easy everyday living
- Bathroom with separate toilet for added convenience

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.

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FOR SALE
Auction

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Anushka Poudel
0405 220 461
apoudel@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477



- Separate laundry room
- Reverse-cycle heating and cooling for year-round comfort
- Remote-operated garage with internal access plus additional off-street parking
- Private, fully fenced backyard - safe and spacious for children or pets
- Generous 497sqm block offering space to garden, extend, or add value

Land Size: 497 sqm
 Living Size: 82.4 sqm
 Garage Size: 17.05 sqm
 EER: 1.0
 Rates: \$2,864 p.a.
 Land Tax: \$5,039 p.a.
 UV: \$481,000

Disclaimer:

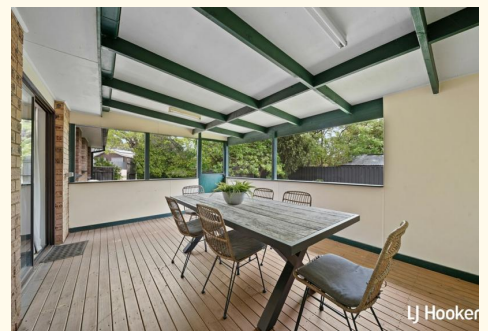
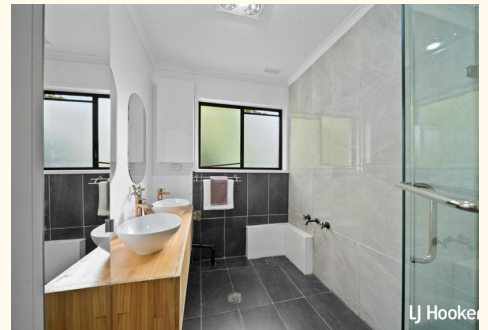
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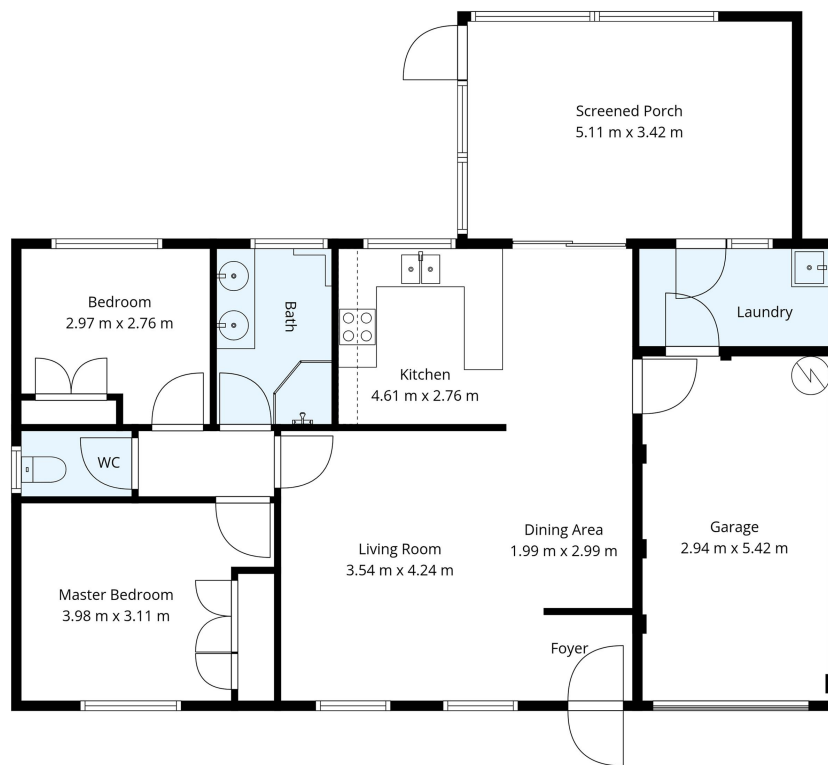
MORE DETAILS

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|---------------|--|
| Property ID | HP0NXF8H |
| Property Type | House |
| House Size | 99 m2 |
| Land Area | 497 m2 |
| EER | 1 |
| Including | Air Conditioning Built-in-Robes Fully Fenced |

George Vlandis 0437 398 774
 Sales Agent | gvlandis@ljhbelconnen.com.au
Anushka Poudel 0405 220 461
 Sales Associate | apoudel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





6 Whitelegge Close, 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.