



Florey, 64 Enright Crescent

Seperate Title. Single Level

Nestled beside the bustling Belconnen Town Centre, Florey is a peaceful and well-connected suburb. With schools, parks, playgrounds, and local shops nearby, as well as easy access to major roads, it combines tranquillity with convenience. Florey's local shopping area features a grocer, medical centre, and two fabulous cafés - Irvine Café & bar and Cesar's Café. Westfield Belconnen, just a five-minute drive away, offers a wide range of shops, dining, and entertainment. Lake Ginninderra is also close by, providing a picturesque setting for walks, picnics, swimming, or enjoying the nearby dining precinct.

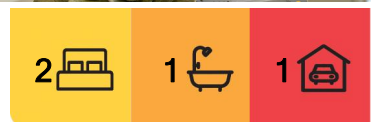
Discover the perfect blend of modern comfort and convenience in this beautifully presented two-bedroom, separate title home. With its thoughtfully designed layout and prime location, this property is ideal for those seeking a low maintenance lifestyle without compromising on space or style.

The open plan living and dining area is a standout feature, offering a bright and airy space



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, Sat 21st December at 11:30am

View

ljhooker.com.au/34XWGCY

Contact

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EER ★★★★★

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enhanced by hybrid timber flooring and an abundance of natural light. The newly renovated kitchen is both stylish and functional, featuring sleek stone benchtops, ample storage, and quality Bosch appliances, making cooking and entertaining effortless.

Both generously sized bedrooms come with built-in robes and overlook the beautifully landscaped rear yard, offering a peaceful retreat. The home also includes a modern bathroom and laundry, both thoughtfully designed with contemporary finishes to meet your everyday needs.

Outdoor living is a delight, with a private front courtyard perfect for morning coffee and a landscaped, low-maintenance rear yard ideal for relaxing, gardening, or entertaining. The covered outdoor entertaining area off the living room adds to the home's versatility and charm.

Additional features include a single garage with a remote door and front courtyard access, as well as off-street parking for added convenience.

Situated just a short walk from local shops, cafes, a medical centre, Florey Primary School, and Sir Henry Florey Oval, this home offers unbeatable accessibility. Public transport stops are nearby, and Belconnen Town Centre is only a five-minute drive away.

This is your chance to secure a modern home with exceptional convenience and lifestyle appeal. Contact me today to arrange your viewing!

A message from the seller: Living in this property I loved the quiet street and peaceful retreat in the enclosed garden, surrounded by nature and birdsong. The front room opening out to the undercover area is a beautiful spot to sit in the sun and read. Being newly renovated, there's no work needed, and you can just enjoy the space. The tranquillity is nicely balanced with having the Irvine Café & Bar just two minutes walk down the road and Cesar's Café for the morning coffee fix.

AT A GLANCE

- * NBN Connected
- * Separate title home with low maintenance living
- * Hybrid flooring and natural light
- * Stone benchtops, Bosch appliances, and ample storage
- * Built-in robes and landscaped yard views
- * Modern bathroom and laundry
- * Reverse cycle air conditioning
- * Front private courtyard
- * Landscaped rear yard for relaxing or entertaining
- * Covered entertaining area off the living room
- * Single garage with remote door and off-street parking
- * Close to shops, cafes, school, and Sir Henry Florey Oval
- * For local goodness check out Irvine Café & bar and Cesar's Café

THE NUMBERS:

- * Living Size: 73m²



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* Land Size: 294m2

* EER: 3.5

More About this Property

Property ID	34XWGCY
Property Type	House
House Size	73 m ²
Land Area	294 m ²
EER	3.5

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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.

64 Enright Street, Florey

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