



Florey, 7 Bibby Place

Refreshed, Rejuvenated and Ready to Occupy!

With a fresh paint over the Christmas break, new carpets and new blinds, 7 Bibby is now vacant and looking for a new family.

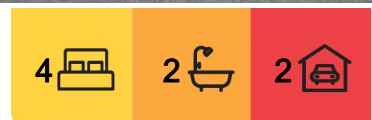
A fantastic opportunity to step into Fabulous Florey, an area that is tightly held and a house that has loads of character and something special for everyone.

Boasting copious amounts of space both inside and out with two large living areas, a wonderful block of land of 1140m, a covered entertainment area, plus an enclosed front and back yard for children and family pets.

Sitting in a quiet cul-de-sac backing a reserve, 7 Bibby really is the Perfect Package!



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

View
ljhooker.com.au/HNYQEF8H

Contact
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EER ★★☆☆☆☆

LJ Hooker Belconnen
(02) 6251 1477

On offer:

- * A battle ax block allows for a quiet enclosed front yard with so much extra space to the sides and backyard. Perfect for families needing space
- * Two separate living areas all look out to the covered entertainment area
- * The modern kitchen has a gas cooktop, stone benchtops, and a dishwasher
- * Four good sized bedrooms, the main with a walk-in robe and ensuite
- * The covered entertainment area is surrounded by an enclosed and very private front yard
- * There is plenty of room to the backyard also which backs onto a reserve
- * Ducted gas heating and evaporative cooling ensure year-round comfort
- * Solar panels and a solar hot water service keeps utility bills low
- * A separate WC and a large laundry
- * The segregated double garage will be popular for car enthusiasts or those looking for extra space to turn into a workshop
- * Two rainwater tanks
- * What a fabulous built in wood fire pizza oven for entertaining!
- * Secure with gates, fencing all in place to the front and back
- * Close to public transport with direct buses to Belconnen and the city

This location is second to none being only a short drive to Westfield Belconnen and an easy stroll to Lake Ginninderra. Walking distance to the local shops and Florey Primary makes this the Perfect home for families or investors.

Value in the future will be on land size and location, this property has both.

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More About this Property

Property ID	HNYQEF8H
Property Type	House
House Size	128 m ²
Land Area	1140 m ²
EER	2
Including	Outdoor Entertaining Built-in-Robes Solar Panels Solar Hot Water

Sharon Schnyder 0400 485 204

Sales Agent | sschnyder@ljhbelconnen.com.au

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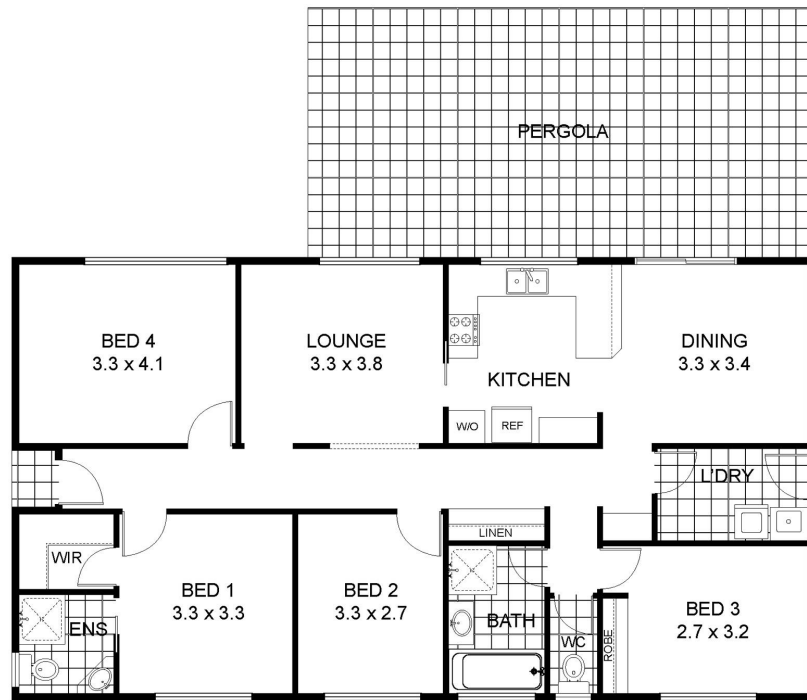
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7 Bibby Place, Florey

Approx. total area: 163m²



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.
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