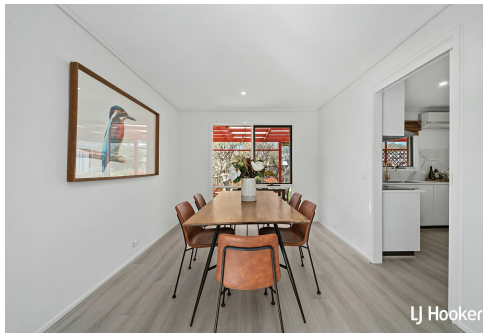




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## Florey, 7 Hayden Close

All the Hard Work is Done!

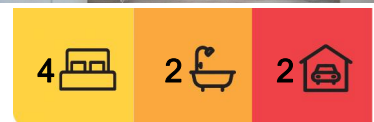
Tucked away at the top of the Cul-de-sac and on a generous block, this large family home has been completely renovated, bring it into modern day living.

Thoughtfully zoned living areas for the family flow effortlessly into each other, with the new kitchen featuring stone benchtops and new appliances.

Down the hall are four generous bedrooms. The master room has a modern ensuite and walk-in robe while the other rooms are serviced by a new modern main bathroom. Even the laundry is new.

Outdoors the large pergola off the kitchen is a private place to relax while the garden wraps around the home. Plenty of space to garden and for kids and pets to enjoy.

This is more than a house. It's a sanctuary for connection, relaxation, and family living. Be



**For Sale**  
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**View**  
[ljhooker.com.au/HP0G7F8H](http://ljhooker.com.au/HP0G7F8H)

**Contact**  
**George Vlandis**  
0437 398 774  
[gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

**Biba Berjaoui**  
0439 393 149  
[bberjaoui@ljhbelconnen.com.au](mailto:bberjaoui@ljhbelconnen.com.au)

EER ★★★★★☆

**LJ Hooker Belconnen**  
(02) 6251 1477

**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.

sure to make an inspection!

- \* Renovated family home
  - \* Quiet Cul de sac location
  - \* Kitchen and family room
  - \* Lounge and dining room
  - \* Master bedroom with ensuite and walk in robe
  - \* Painted throughout
  - \* New flooring and light fittings
  - \* New kitchen, bathrooms, laundry
  - \* Covered outdoor entertaining
  - \* Large private backyard
  - \* Double garage
  - \* Moments to the local schools, shops and parks a short drive away from the Belconnen Town Centre
- 
- \* Year Built: 1986
  - \* Block Size: 880sqm
  - \* Living Size: 153sqm
  - \* Enclosed Carport Size: 54sqm
  - \* EER: 5.0
  - \* Unimproved Land Value: \$595,000

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## More About this Property

<b>Property ID</b>	HP0G7F8H
<b>Property Type</b>	House
<b>House Size</b>	154 m2
<b>Land Area</b>	879 m2
<b>EER</b>	5

**George Vlandis 0437 398 774**

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

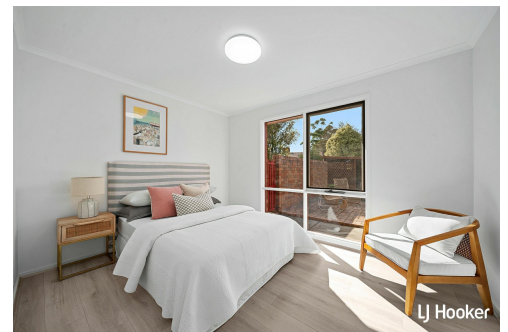
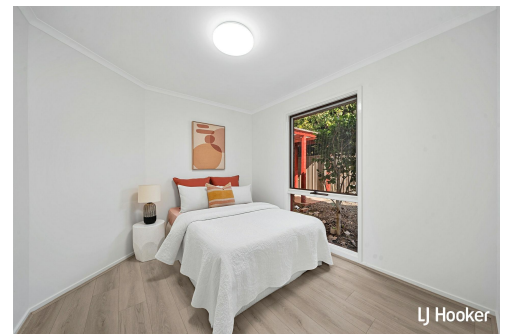
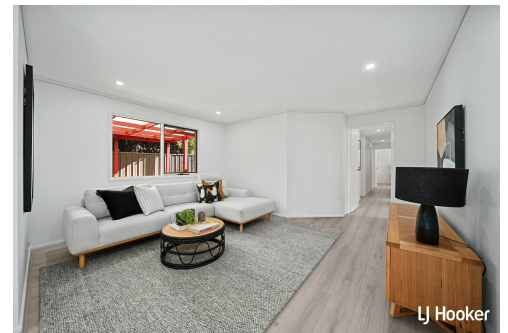
**Biba Berjaoui 0439 393 149**

Sales Associate | [bberjaoui@ljhbelconnen.com.au](mailto:bberjaoui@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

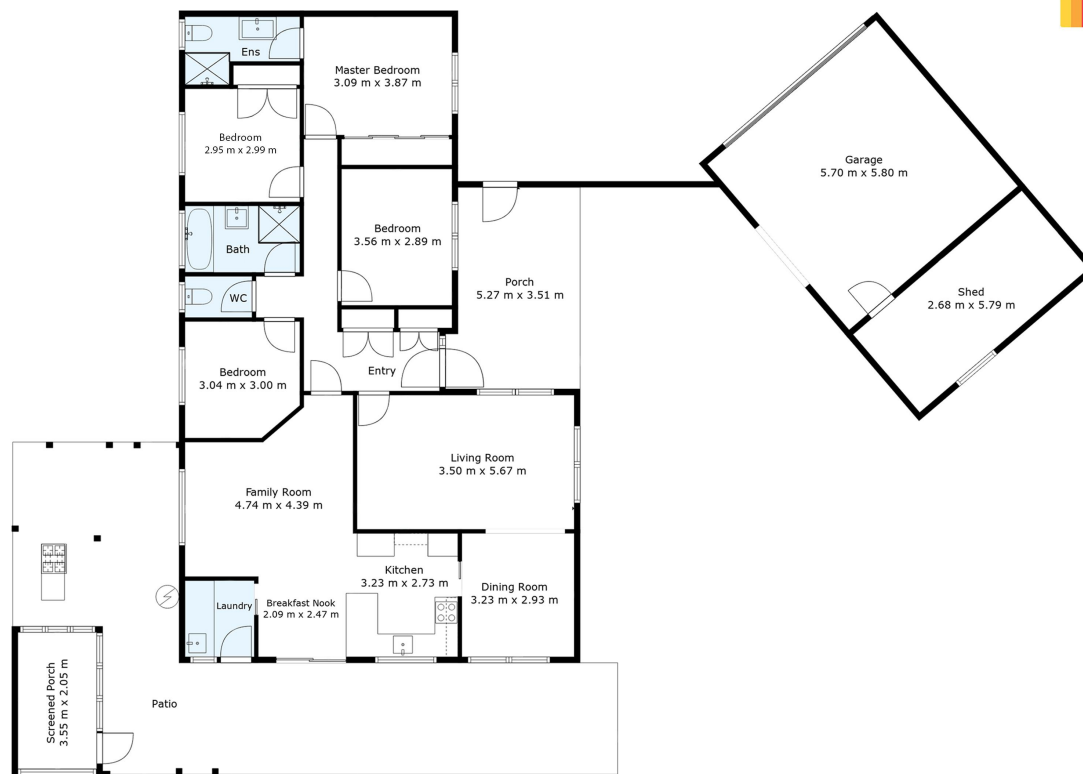
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**LJ Hooker Belconnen**  
**(02) 6251 1477**

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## 7 Hayden 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.*