



## Florey, 72 Twelvetrees Crescent

Take The Time To Inspect, You Won't Be Disappointed&#x2026;

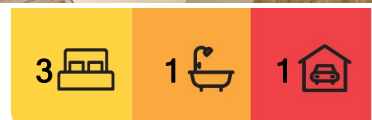
72 Twelvetrees Crescent, is an immaculately presented three-bedroom family home in one of Belconnen's most popular suburbs.

Situated on a flat 510sq/m block, this superb home features a combined formal living/dining room, separate family room, spacious kitchen, beautifully renovated bathroom and a covered outdoor entertaining area.

The kitchen is quite spacious and includes a freestanding electric cooktop/oven, plenty of cupboard space and easy-clean benches.

The home also includes a beautifully renovated bathroom.

The jewel in the crown for this home is the spacious flat backyard, established gardens



**For Sale**  
\$780,000+

**View**  
[ljhooker.com.au/356VGCY](http://ljhooker.com.au/356VGCY)

**Contact**  
**Jeff Shortland**  
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**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999



**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.

and great access to common land and walking tracks.

Without a doubt, this is the perfect family home, or anyone looking to upsize or downsize.

For more information, please call me:

Jeff Shortland, 0417 483 627, or email

Jeff.shortland@ljhooker.com.au

In brief:

- superb single level brick veneer home
  - quiet location
  - three bedrooms
  - one bathroom
  - formal living and dining
  - separate family room
  - single garage + off-street parking
  - approximately 140sq/m under roof
  - 510sq/m block
  - covered pergola
  - awesome backyard
  - established gardens
- 
- Florey Primary school & shops 600m
  - Melba Copland College 1.2km
  - Belconnen CBD 2km
  - UC 3.2km

General:

- Rates approximately \$2900pa
- Land tax approximately \$4900pa
- UV \$502,000
- EER 2.5



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## More About this Property

<b>Property ID</b>	356VGCY
<b>Property Type</b>	House
<b>House Size</b>	130 m <sup>2</sup>
<b>Land Area</b>	510 m <sup>2</sup>
<b>EER</b>	2.5
<b>Including</b>	Air Conditioning Heat Pump Hot Water Laminate Benchtops Refurbished Bathroom FTTN Pergola

**Jeff Shortland 0417 483 627**

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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.

72 Twelvetimes Crescent, Florey

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