



Florey, 8 Hayden Close

Place to Call Home

The time has come to downsize and have a new family enjoy everything this home has to offer. Located in a quiet cul-de-sac, this spacious four-bedroom home features a welcoming circular driveway and north-facing living and dining areas.

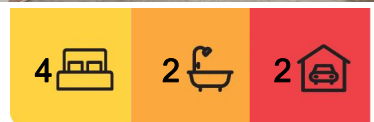
The kitchen is well appointed with ample storage, electric appliances and walk in pantry. The adjacent living and dining areas are bright and inviting with a cathedral ceiling and large windows creating a warm atmosphere for family meals and gatherings.

All four bedrooms are generously proportioned, each featuring mirrored built-in wardrobes, while the master bedroom is complete with its own modern ensuite. The renovated bathroom boasts a separate shower and bathtub.

Designed for easy living, the home includes two reverse cycle systems and gas ducted heating. Outside, the large entertaining area and shade sail is bounded by the expansive



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/HNV0VF8H

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EER ★★★★★★

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backyard, a native and low maintenance haven.

You'll enjoy the convenience of nearby schools, shops, local parks and public transport options, all within easy reach. The home will make a great choice for families looking to settle in a well-connected community.

- * Cul-de-sac location
 - * Circular driveway
 - * Cathedral ceiling in the lounge and dining,
 - * North facing living areas
 - * Main bedroom with built in robe and ensuite
 - * Additional three bedrooms with built in robes
 - * Renovated main bathroom and ensuite
 - * Ducted gas heating
 - * Reverse cycle heating and cooling to living areas
 - * Laundry with storage
 - * Expansive native backyard
 - * Outdoor entertaining
 - * Storage shed
 - * Double car garage
-
- * Build Year: 1986
 - * Block Size: 898sqm
 - * Living Size: 157sqm
 - * Garage Size: 43sqm
 - * EER: 4.5
 - * Rates: \$3,122 p.a.
 - * Land Tax: \$5,293 p.a. (investors only)
 - * UV: \$544,000 (2023)

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More About this Property

Property ID	HNV0VF8H
Property Type	House
House Size	157 m ²
Land Area	897 m ²
EER	4.5
Including	Air Conditioning Ducted Heating Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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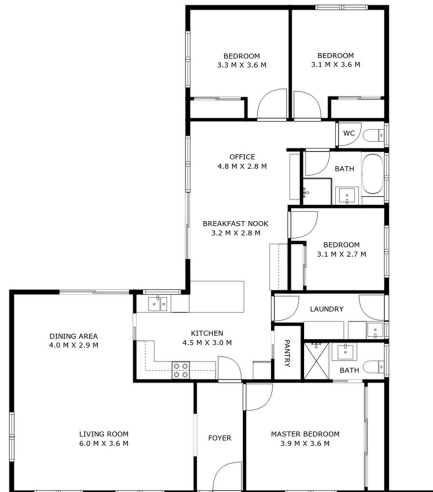
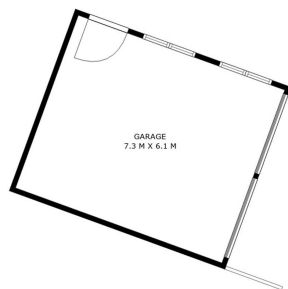
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8 Hayden Cl, Florey



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.

aperture
media house