



8 Laidley Place, Florey

Quiet Spacious Family Retreat

Impeccably presented and thoughtfully designed, this large family home offers a rare blend of sophistication, comfort, and versatility.




From the moment you enter, a sense of warmth flows through the Jarrah-floored entrance and living areas, setting the tone for what lies beyond.

The formal dining and separate lounge invite elegant entertaining, while the open-plan living, meals, and kitchen forms the heart of the home.

The functional and timeless, the kitchen featuring granite benchtops, a walk-in pantry, 900mm oven, and gas cooktop, all designed to inspire culinary creativity.

The master suite offers a peaceful parents' retreat, built-in robes, and a luxuriously spacious ensuite, providing the perfect escape at day's end. Three additional bedrooms all with built-in robes ensure space and comfort, while the home office with kitchenette delivers ideal flexibility for a home business, study or extended family.

Step outside to discover an inviting pergola and outdoor entertaining area, surrounded by private, established gardens.

4  2  3 

FOR SALE
Auction

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Completing this outstanding home is a large double garage with powder room, a workshop with under-house storage, and a carport with ample off-street parking, all adding to the functionality of this home.

After 40 years now ready to welcome its next family to a life of comfort and style.

- Formal dining and separate lounge
- Open living, meals and kitchen
- Parents retreat, master bedroom with built in robes and ensuite
- Three bedrooms all with built in robes
- Home office with kitchenette
- Renovated bathroom and laundry
- Timber kitchen with walk in pantry and granite bench tops
- 100mm oven and gas cooktop
- Jarrah flooring through entrance, living and dining
- New carpet and paint throughout
- New LED lighting
- Ducted gas heating
- Evaporative cooling
- 4k.w solar panels
- Pergola and outdoor entertaining area
- Private and established gardens
- Large double garage with powder room
- Workshop and under house storage
- Carport with plenty of off-street parking
- Cul de sac location close to parks

- Build Year: 1985
- Land Size: 1,172sqm
- Property Size: 312sqm | Living Size: 214sqm | Garage: 98sqm
- Carport: 26sqm
- EER: 2.5
- Rates: \$3,051p.a.
- Land Tax: \$5,538 p.a. (investors only)
- Unimproved Land Value: \$502,000

MORE DETAILS

Property ID	HP0N0F8H
Property Type	House
House Size	312 m2
Land Area	1172 m2
EER	2.5

George Vlandis 0437 398 774

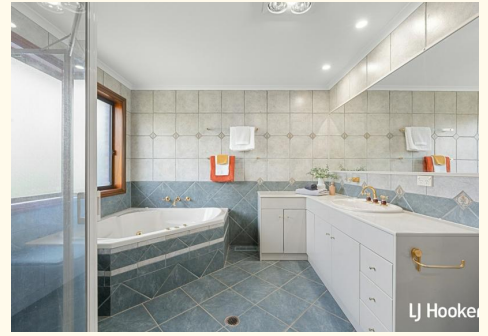
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