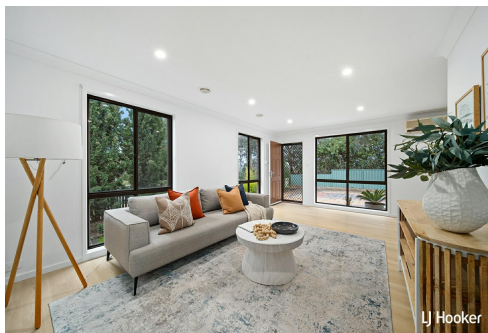




Florey, 8 Spry Place

Turn-Key Ready in a Prime Location

Nestled at the end of cul-de-sac, this freshly painted and renovated single-level home is warm and inviting from the moment you walk in.

The open plan living and dining areas flow seamlessly with the kitchen, while new floating timber floors add a modern touch throughout the home. The cleverly designed kitchen features stainless steel appliances, electric cooking, and plenty of cupboard space.

Down the hall are three generous bedrooms, completely separated from the living areas for privacy. The renovated bathroom includes a separate shower and bath, and there is a separate toilet.

Outside, the backyard is low-maintenance, and the deck and covered pergola is ideal for outdoor entertaining. The large, enclosed carport ensures secure parking and plenty of storage space.



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
\$769,000

View
ljhooker.com.au/HNZK5F8H

Contact
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au
Joy Patel
0499 912 090
jpatel@ljhbelconnen.com.au

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

With close proximity to local schools, shops, and public transport, this family-friendly home is ready for you to move in and start making memories.

Features:

- * Open plan living and dining
- * Freshly painted
- * New floating timber flooring
- * Three spacious bedrooms
- * Fully equipped kitchen with new hotplate and ample storage
- * Renovated bathroom with separate shower and bath
- * New LED lighting throughout
- * Linen storage
- * Ducted heating
- * Low maintenance paved backyard and deck
- * Covered pergola
- * Ample off-street parking
- * Garden shed
- * Large enclosed carport
- * Within proximity to local schools, shops and public transport

- * Build Year: 1986
- * Land Size: 590sqm
- * Living Size: 100sqm
- * Carport Size: 62sqm
- * EER: 1.0
- * Rates: \$2,856 p.a.
- * Land Tax: \$4,688 p.a.
- * UV: \$481,000

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

Property ID	HNZK5F8H
Property Type	House
House Size	100 m ²
Land Area	590 m ²
EER	1

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

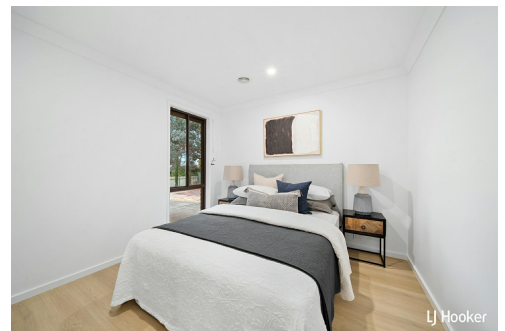
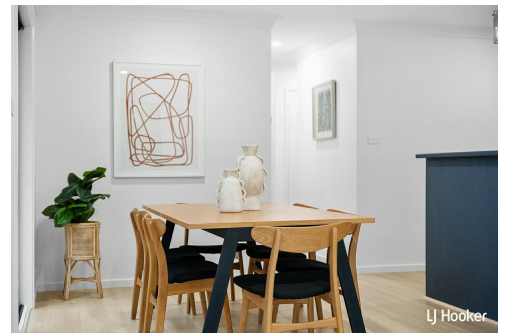
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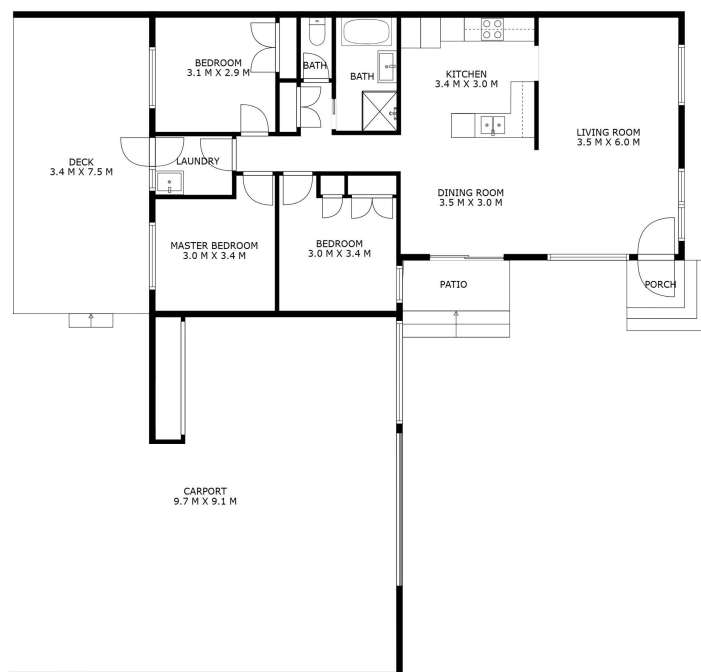
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



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(02) 6251 1477



8 Spry Place, 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