

## Florey, 8 Summerville Crescent

Looking for a Great Buy?

Refreshed and ready. Whether entering the market, downsizing or looking for an investment you can do it here with no fuss.

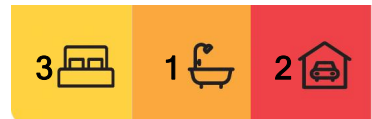
Upon entry you're greeted by the sunny north facing living. New flooring and recently painted, this home will provide you the opportunity to move in and not do a thing. Open with the living, the updated kitchen forms the hub of the home, featuring gas cooktop and dishwasher.

Three bedrooms to the rear, two with built in robes are serviced by a spacious bathroom. Gas heating and evaporative cooling will keep you comfortable all year round. The secure backyard is ideal for kids and pets and even has a cubby house.

Moments from local schools, shops and transport. All the important things are here, including an owner who positively wants to sell.



**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**  
\$795,000

**View**  
[ljhooker.com.au/HP09PF8H](http://ljhooker.com.au/HP09PF8H)

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**EER** ★★★★★

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

- \* North facing living
- \* New kitchen
- \* Open living and dining
- \* New flooring and carpet
- \* Two bedrooms with built in robes
- \* Gas heating, evaporative cooling
- \* Secure backyard with cubby house
- \* Double garage
- \* Garden shed

- \* Year Built: 1986
- \* Land Size: 574 sqm
- \* Living Size: 109 sqm
- \* Garage Size: 45 sqm
- \* EER: 1.5
- \* Rates: \$3,052 p.a.
- \* Land tax: \$5,460 p.a. (investors only)

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## More About this Property

<b>Property ID</b>	HP09PF8H
<b>Property Type</b>	House
<b>House Size</b>	109 m2
<b>Land Area</b>	574 m2
<b>EER</b>	1.5

**George Vlandis 0437 398 774**

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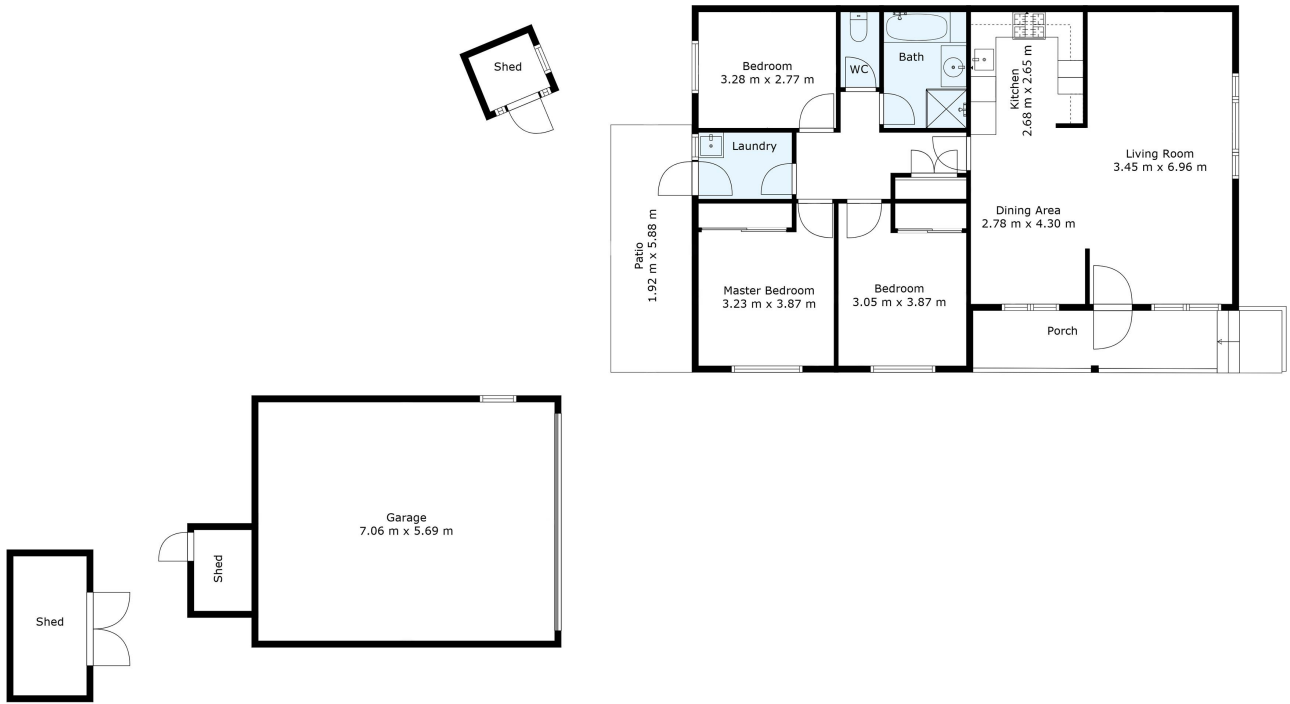
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**8 Summerville Crescent, Florey**



*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.*