



5/9 Lidgett Place, Florey

## Cute and Connected

This charming two bedroom townhouse in a boutique development offers easy living and a great lifestyle for downsizers and first home buyers, only 100 meters from the local shops and cafes.

You're welcomed through a private and gorgeously landscaped front courtyard. The light filled living room has windows at either end, allowing you to take in the views of the outdoors with glass sliding door access the rear courtyard.

Both bedrooms are generous and boast large built-in robes. The updated kitchen features stone benchtops, a dishwasher and plenty of cupboard space. Flowing out to the alfresco entertaining and barbeque area. The back gate allows for easy access to the shops, local primary and transport.

Inspections are a must. Don't miss this opportunity!

- Renovated kitchen and meals area
- Two bedrooms with built in robes
- Large living room
- Two Reverse cycle heating and cooling systems
- Established and landscaped front and rear courtyards
- Alfresco entertaining
- Single automatic garage & designated car space

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.

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**FOR SALE**  
Auction

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Biba Berjaoui  
0439 393 149  
bberjaoui@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

 **LJ Hooker**

- New roof 2023
- Solar hot water booster
- 100m away from Florey shops
- Short drive to Westfield Belconnen, Lake Ginninderra and easy access to arterial roads

- Build Year: 1987
- Property Size: 117sqm | Living Size: 90sqm | Garage Size: 26sqm
- EER: 1.5
- Rates: \$3,098 p.a.
- Body Corp Fees: \$2,660 p.a.
- Land Tax: \$4,431 p.a. (investors only)

**Disclaimer:**  
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## MORE DETAILS

Property ID	HP0DTF8H
Property Type	Townhouse
House Size	117 m2
EER	1.5
Including	Air Conditioning Built-in-Robes Secure Parking

### George Vlandis 0437 398 774

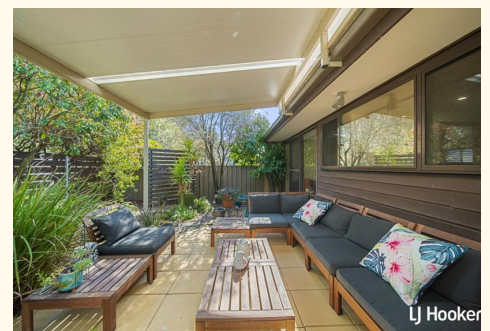
Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

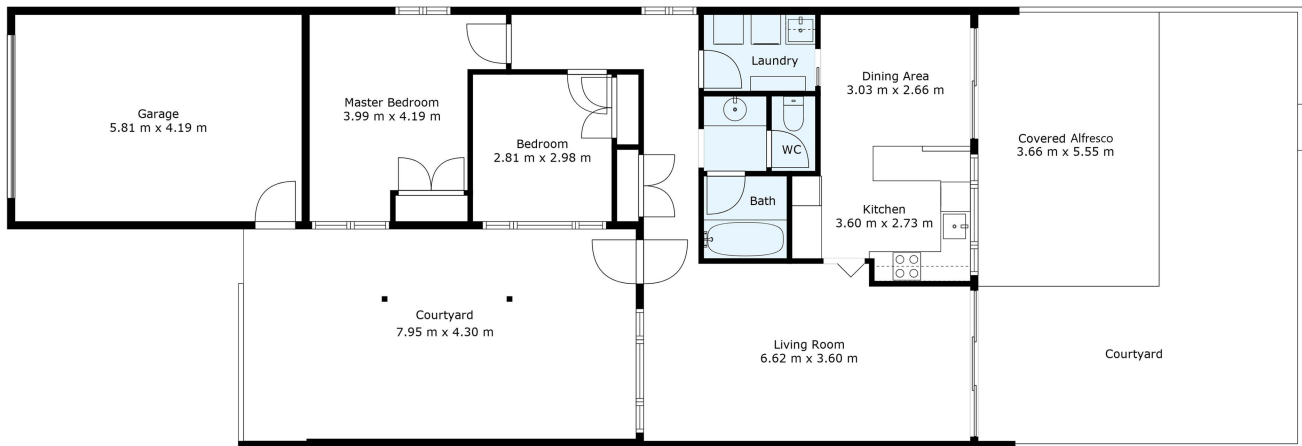
### Biba Berjaoui 0439 393 149

Sales Associate | [bberjaoui@ljhbelconnen.com.au](mailto:bberjaoui@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

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*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.*