






7 Meyrick Place, Florey

Light, Bright & Designed Just Right

FIND. Perfectly positioned in a peaceful cul-de-sac, 7 Meyrick Place offers the ideal combination of quiet family living and everyday convenience. The end of the street backing directly onto a park, this charming late-80s home captures a warm, inviting feel with its colonial-style windows, spacious interiors, and thoughtful layout. It's an excellent opportunity for families, downsizers, or anyone looking for a home with character and comfort.

LOVE. Filled with natural light, the home offers multiple living areas, a large dining zone, and an easy indoor-outdoor flow to a paved entertaining space with a pergola, perfect for gatherings year-round. The master suite is a true retreat, complete with a massive ensuite and walk-in robe, while the additional bedrooms each feature built-in robes. Reverse cycle ducted heating and cooling ensure comfort in every season, and the oversized double garage with electric roller doors provides secure storage and parking.

LIVE. Florey's family-friendly charm is on full display here, enjoy the quiet and privacy of a cul-de-sac while still being moments from local schools, shops, and transport links. With direct park access from the street, weekend strolls, playtime, and community connection are right

3  2  2 

FOR SALE
Auction

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

at your doorstep. This home combines the best of location, lifestyle, and livability.

ABOUT THE AREA

Local Transport:

- Bus routes to Belconnen, City, and surrounding suburbs
- Easy access to major arterial roads

Shopping & Dining:

- Florey Shops and Belconnen Town Centre
- Westfield Belconnen retail and dining precinct

Schools:

- Florey Primary School
- St Francis Xavier College

WHAT THE OWNER LOVES:

“We have lived in our home since it was built in the late 80's. It has been a fantastic place to bring up children (and grandchildren), and I love that it is within walking distance to the Florey Shops, Belconnen Mall and is a quick drive to the City Centre. I love that it is almost totally flat (has only one step throughout the property), as this has assisted as we have gotten older.”

OVERVIEW:

- 3 Bed | 2 Bath | 2 Car
- Main bathroom with separate toilet
- 2 living areas + large dining space
- Kitchen with excellent storage
- Laundry with external access
- Low-maintenance paved outdoor area with pergola
- Reverse cycle ducted heating & cooling
- Oversized double garage with electric roller doors
- Colonial/grid-style windows throughout
- Built 1987

RATES/SIZE:

- Living area: 142sqm approx. + garaging
- Block size: 567sqm approx.
- Rates: \$2,212 p.a. approx.
- Land Tax: \$3,041 p.a. approx.
- Body Corporate: \$500 p.a approx.
- EER: 3.0

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MORE DETAILS

Property ID	1HSFF9U
Property Type	Townhouse
House Size	142 m2
Land Area	567 m2
EER	3

Eoin Ryan-Hicks 0424 042 419

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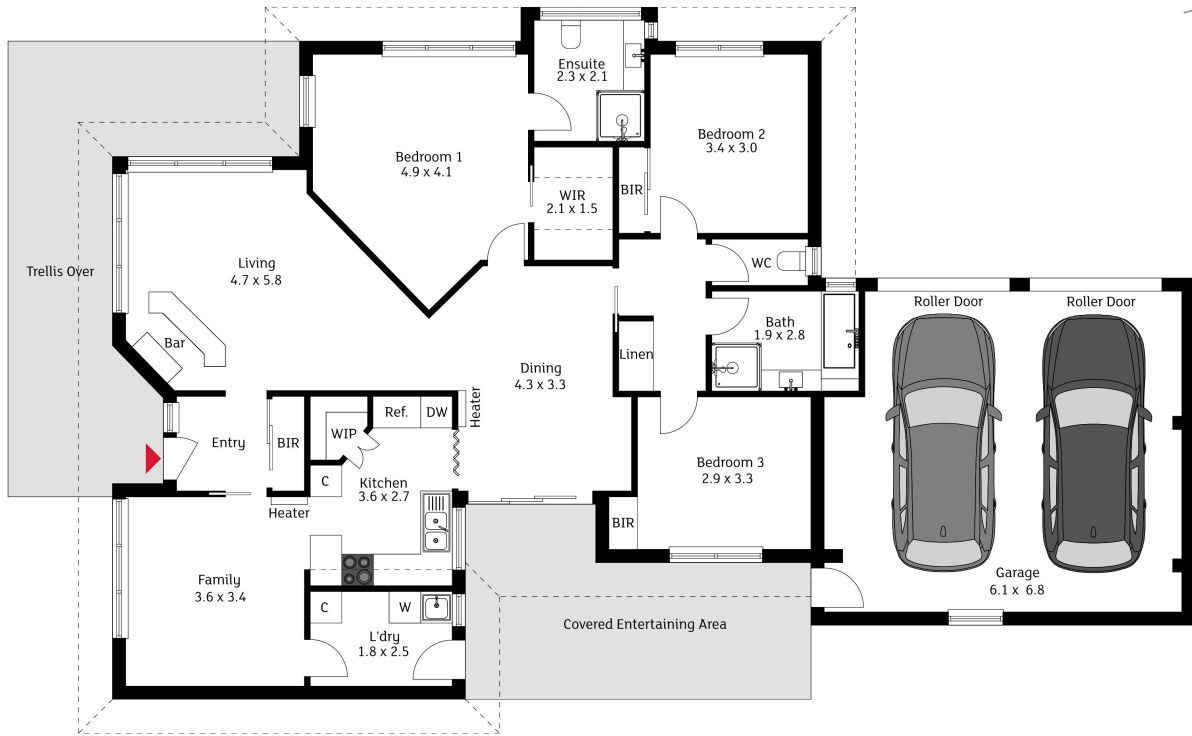
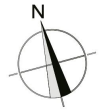
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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