



Florey, 14/16 Gabriel Place

The Best of Both Worlds

The tightly held 'Gabriel Gardens' is just as much a wonderful community as it is a home. A tasteful blend of house and a townhouse, all without the large price tag! Situated on a generous 466sqm of land and very low body corporate fees, this property offers the best of both worlds. This really is the perfect entry-level home, downsize OR exciting investment opportunity.

Discover two spacious bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The clever design utilises the central bathroom and full-size laundry with external access to add convenience to your daily routine.

Enjoy the updated kitchen for culinary enthusiasts with gas cooking facilities. Drenched in natural light filtering through beautiful plantation shutters. My owner absolutely loves this space.



For Sale
\$569,000+

View
ljhooker.com.au/1GZFF9U

Contact
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EER ★★★★★



LJ Hooker Kippax
(02) 6255 3888

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.

While the living space and bedrooms capture the warmth of the northern sun, you can also enjoy ducted heating and split system cooling for comfort all year round.

The heart lies in the open plan living and dining area, offering a very large room to create a cosy family room plus potential study space. Seamlessly blending your private outdoor courtyard, a serene oasis with various pockets to explore, from the verandah to the paved area surrounded by lush greenery.

A single automatic garage door keeps your car safe from the elements, with convenience of internal access to the property. Another standout here is the multiple entrances to the home, including direct access from the street - no need to always navigate through the complex.

Summary:

- Affordable blend of house and townhouse living
- 466sqm of land with low body corporate fees
- Perfect for entry-level home, downsizing, or investment
- Two spacious bedrooms with built-in wardrobes
- Central bathroom and full-size laundry with external access
- Updated kitchen with gas cooking facilities
- Drenched in natural light with beautiful plantation shutters
- Ducted heating and split system cooling for year-round comfort
- Open plan living and dining area with potential study space
- Private outdoor courtyard oasis with various pockets to explore
- Single automatic garage with internal access
- Multiple entrances including direct access from the street

Location-wise, in just a 7-minute stroll using connecting pathways, you'll find yourself at the Florey shops, the Medical Centre and Florey Primary School, making daily errands and school drop-offs a breeze. For larger shopping arterial roads will take you to Westfield Belconnen in just 5-minutes or the Canberra Centre in 15-minutes.

Well... say no more. Contact Hannah to organise a viewing or we look forward to seeing you at one of our open homes!

Rates: \$2,705 p.a. approx.

Land Tax: \$3,655 p.a. approx.

Body Corp: \$320 p.q. approx.

EER: 1.0

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More About this Property

Property ID	1GZFF9U
Property Type	Townhouse
House Size	86 m ²
Land Area	466 m ²
EER	1

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

14/16 Gabriel Place, Florey

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