



## Florey, 8/16 Gabriel Place

### Gorgeous Freestanding Home in Boutique Complex

Set in a beautifully landscaped small development in one of the area's loveliest cul de sacs, this single level townhouse is definitely one of the best around. Low maintenance and easy care, the home is completely freestanding with no adjoining walls, body corporate fees are low and the yard is one of the largest townhouse yards you will come across.

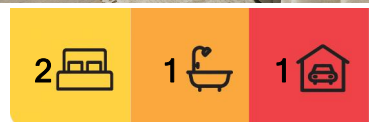
Living areas are spacious and open plan, the north facing orientation ideal to allow sunlight to stream through the expansive floor to ceiling windows across the front of the home.

Well renovated throughout the colour scheme is neutral and tasteful, with a near new kitchen and bathroom and a long list of quality inclusions. There really is nothing left to do other than move in.

Outdoors there are expansive paved areas front and back and a large yet easy care



**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**  
By Negotiation

**View**  
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**Contact**  
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**EER** ★★★★★

**LJ Hooker Gungahlin**  
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private back garden. Additionally the single garage is extra large in size, great for extra storage, and there is additional parking space in the driveway and at the front of the home for two more cars.

Located minutes away from the bus stop and within a short walk to popular Florey shops and both public and private schools, the location really is ideal.

Don't delay your inspection!

- \* Completely freestanding home with no adjoining walls
- \* Small complex with gorgeous landscaped established grounds
- \* Two ample bedrooms with built in wardrobes
- \* Spacious open plan light filled living areas
- \* Floor to ceiling expansive windows and perfect northerly aspect
- \* Near new well appointed kitchen
- \* Tastefully renovated bathroom
- \* Daikin ducted reverse cycle air conditioning
- \* Paved areas for alfresco entertaining front and back
- \* Large backyard, yet with easy care grounds
- \* Oversized single garage plus additional parking for two cars
- \* Excellent location near to bus, popular shops and schools

Quick Stats:

Internal living size: 85 sqm approx.

Rates: \$2,815.56 pa approx.

Body Corporate: \$394.92pq approx.

Land tax (only if rented): \$1,028.88pa approx.

Year built: 1987

EER: 3.5 stars

## More About this Property

<b>Property ID</b>	34S6GCV
<b>Property Type</b>	Townhouse
<b>House Size</b>	85 m <sup>2</sup>
<b>EER</b>	3.5
<b>Including</b>	Renovated Bath Electric Cooking Electric Hotwater

**Peta Barrett 0499 044 028**

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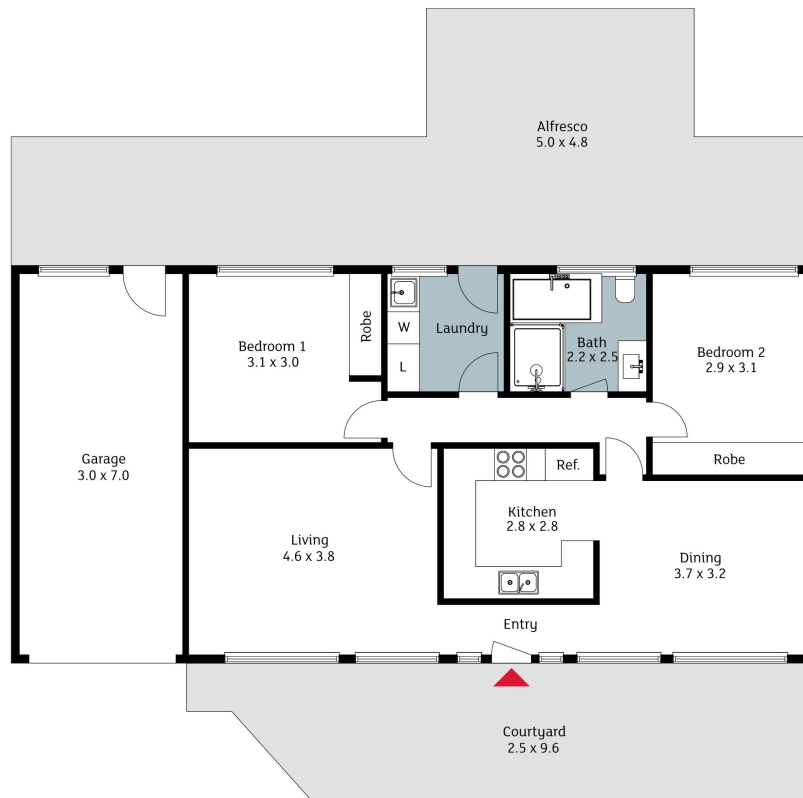
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### 8/16 Gabriel Place, Florey

The floorplan 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.

Produced by **DIAKRIT**