

**1 Byram Place, Florey, ACT, 2615**



**House For Sale**

Friday, 22 November 2024

1 Byram Place, Florey, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Treston Bamber

0488488956

## Spacious and Serene in Blue-Chip Location

Please note: The next available inspection for this property will be scheduled for Saturday, 11th January 2025.

A fantastic opportunity to acquire this spacious, well-maintained family home in a peaceful, leafy Florey location. Situated on a north-facing corner block in a quiet cul-de-sac close to amenities, this lovely home is move-in ready with scope to update and add your personal touch.

Three separate living areas provide plenty of room for the family to spread out, with a cosy living area flowing to the covered alfresco, a kitchen and dining zone, and a separate family room with full-length windows to make the most of the north-facing aspect. The generous-sized kitchen is well appointed with a gas upright stove and dishwasher and has plenty of bench and storage space with a breakfast bar and two-door pantry.

Four bedrooms offer flexibility for large families or those wanting a home office or dedicated guest room. Three bedrooms share a full bathroom with a bath and a separate toilet, while the main bedroom-complete with walk-in robe and ensuite-stands alone on the the other side of the living room, giving parents peace and privacy.

The current owners have enjoyed no electricity bill due to the 10kw solar panels installed-you can benefit from the savings without the investment. With updated ducted heating and cooling, LED lights, an updated laundry, and a fresh coat of paint, this home is move-in ready. Additional features include security cameras, plenty of storage, and an oversized tandem garage.

The living space extends to a covered alfresco area, offering a private spot for entertaining friends and family while the kids play in the generous, fully fenced yard beyond. There's room for a veggie patch, to install a pool, or for the kids to run around with the dog on the lawn.

Ideally located in a whisper-quiet cul-de-sac, this lovely home is a short walk to buses, parks, Florey Primary School, local shops, dining, and medical. Easy access to arterial roads connects you to Belconnen in five minutes, with the city approximately 20 minutes away. With Lake Ginninderra moments away and plenty of walking and bike trails, every weekend promises outdoor adventure or an opportunity to savour the natural surroundings.

Plenty of space, timeless elegance, and an established convenient location ensure this home will be a popular choice, with the owners only selling as they are now upsizing after enjoying many years here. Avoid disappointment-contact the office today to arrange a viewing.

### Features -

- Spacious, well-kept brick home on a 571m2 block
- Generous corner block, north-facing aspect
- 4 beds, 3 with BIR, main with WIR & ensuite
- Full family bathroom: bath, shower, separate WC
- 3 living areas: family, lounge, kitchen & dining
- Kitchen: gas upright stove, dishwasher, ample space
- 10kw solar, ducted heating & cooling, LED lights
- Updated laundry room, tandem garage, security
- Private covered alfresco-space for entertaining
- Large, fenced backyard with vegetable patches
- Walk to school, shops, medical, dining, buses
- Close to Lake Ginninderra, parks, walking trails
- 5-min drive to Belconnen, 20-min drive to the city
- Timeless and spacious family home, great locale

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.