

88 Summerville Crescent, Florey, ACT, 2615



House For Sale

Thursday, 19 December 2024

88 Summerville Crescent, Florey, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tom Wiggins

A sublime renovation, the way it should be.

What you see:

A properly renovated entertainer designed to give the family space and options, inside and out. A modern floorplan appointed with the finest selections ready for another generation.

What we see:

Nothing to do but turn the key for your next chapter to begin.

See more:

Elevated corner block with established and private gardens

Fully renovated, single-level home with multiple living areas

Generous entertainer kitchen featuring stone waterfall benchtops, premium fixtures and joinery

Appliances include AEG steam oven, comb microwave oven, induction cooktop and dishwasher

Double-glazed windows and sliding doors throughout

Crimsafe screens

Motorised blinds throughout

Ducted reverse cycle heating and cooling and ceiling fans

Segregated master bedroom features large built-in robe and ensuite

Second bedroom includes built-in robe and study

Additional bedrooms with built-in robes

Modernised bathrooms feature floor-to-ceiling tiles, wall-mounted vanities, high-quality fixtures

6kW solar panels and 10kW battery (electricity bill runs approx. cost-neutral)

3-phase power with new electricity box with smart meter

New downlights throughout

Security cameras

Large entertainer's alfresco area includes ceiling fans

Double garage with motorised doors

Priority enrollment area for Florey Primary School, Hawker Primary School, Weetangera Primary School, Belconnen High School and Melba Copland Secondary School 11-12

Within a 10 minute walk to Florey Primary School

Within a 4 minute drive to St Francis Xavier College

Within a 4 minute drive to Belconnen Town Centre

Within a 5 minute drive to Hawker College

Within a 5 minute drive to Belconnen High School

Within a 6 minute drive to Kippax Fair Shopping Centre

Within a 6 minute drive to Weetangera Primary School

Within a 6 minute drive to Melba Copland Secondary School

Within a 7 minute drive to University of Canberra

Within a 15 minute drive to Canberra City

Total house size: 214m²

Living: 176m²

Garage: 38m²

Block: 979m²

Built: 1986

EER: 6.0

Rates: \$3,475 p.a

Land tax: \$6,603 p.a

Rental appraisal: \$780 - \$820 p.w

Auction held on site.

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