



**SOLD**

## RARE FIND - FREESTANDING TOWNHOUSE, NO BODY CORP!

Beautifully maintained with a lovely courtyard garden, this renovated two bedroom townhouse is a fantastic find, in a sought after location!

Rarely will you find a full freestanding townhouse with its own separate title, making this an exceptional option for first home buyers, downsizers or retirees looking for peace and privacy while still close to all local amenities.

Timber laminate flooring brings effortless charm to the spacious open plan living and dining areas, while plantation shutters add a classic touch to the front windows. Year-round comfort is assured throughout the year courtesy of the split system heating & cooling system. Overlooking the gorgeous garden is your neatly renovated kitchen complete with a double dishwasher, an electric cooktop, ample storage, a tiled splashback and sparkling stone benchtops with lots of bench space. Buyers will love the stylishly renovated central bathroom equipped with under tile heating, a mirrored vanity and both a bathtub and shower.

The large main bedroom includes a built-in robe and ceiling fan, while the 2nd bedroom with built-in robe can easily serve as a formal study or home office – plus it connects directly to the relaxing light-filled sunroom extension with blinds, carpet tiles and a wide sliding door opening to the rear patio. A separate toilet with basin sits conveniently between the bedrooms, while the large separate laundry offers outdoor access to the backyard.

Enjoying relaxing on a beautiful Spring day underneath the generous entertaining patio with pergola ideal for outdoor dining, all overlooking the serene rear courtyard with healthy gardens sprinkled throughout.

You're just footsteps away from local parks and playgrounds, bus transport and quality schools including St. Francis Xavier College, St John the Apostle Primary School and Southern Cross Primary School. Further popular schools and the University of Canberra are also in close vicinity.

Florey's local shops and medical centre are just minutes down the road, while it's only a short drive further to Westfield Belconnen on Lake Ginninderra for major shops, lakeside

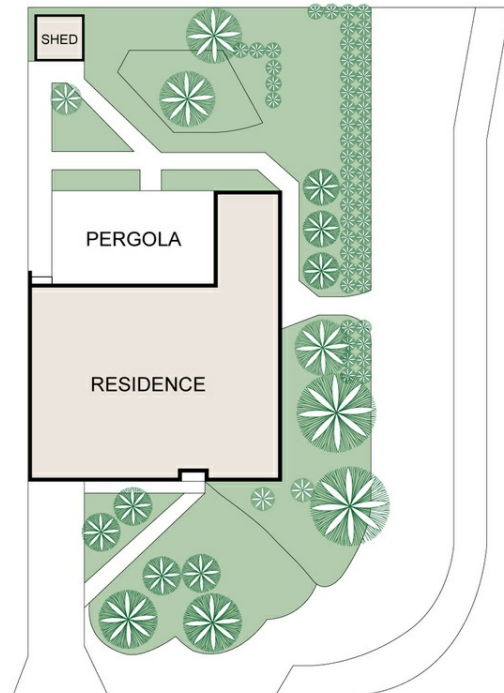
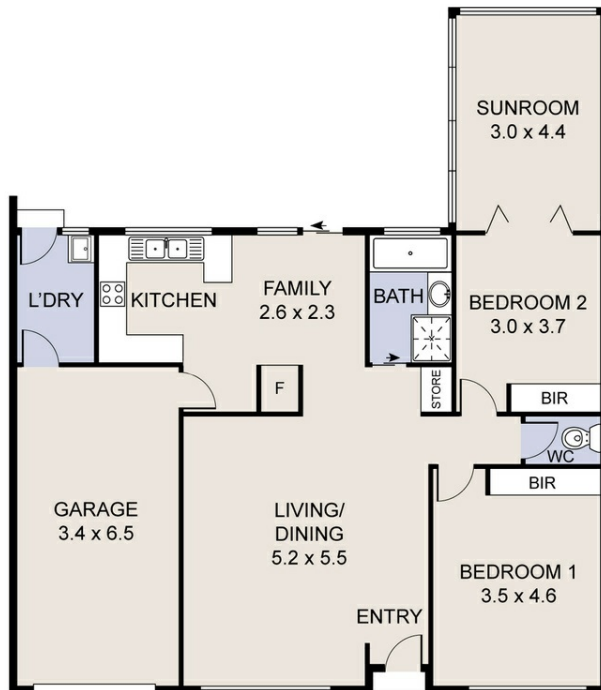
2 BED | 1 BATH | 1 CAR

PRICE:  
\$0

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.