

# 1/2 Edmunds Place, Spence, ACT 2615

## House For Sale

Friday, 15 September 2023

1/2 Edmunds Place, Spence, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 520 m2

Type: House



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**\$715,000+**

Price guide: \$715,000+.\*\* This property will go to auction on Saturday 2nd March at 9:15am, if not sold prior. \*\*Situated in a great location within walking distance to schools, shops, and nature trails, is this wonderful easy-care home. Perfect for the first home buyer, downsizer, or investor. Offering a great practical layout with three bedrooms, renovated kitchen, open plan living and dining area and a spacious rear yard. Single level and extremely low maintenance, this home presents an exceptional lifestyle or investment opportunity. Note: This property has no strata fees. An insurance policy is in place on approx. 1m<sup>2</sup> of common property on the driveway. Water is a shared cost with Unit 2. FEATURES- Three bedrooms, all with built-in robes- Updated bathroom with separate toilet- Spacious open plan living and dining area- Renovated kitchen with quality appliances and ample cupboard space- Built-in study desk in living- Renovated laundry with great storage- Double garage with automatic door and internal access- Enclosed carport with automatic door- Circular driveway with ample off-street parking - Sun drenched front deck- Low maintenance rear yard with covered entertainment area and sandpit- Ducted gas heating and evaporative cooling- Solar panels x 12- Shared water meter with Unit 2- Walking distance to Mt Rogers Primary School, Baringa Early Learning Centre, local playgrounds, Spence shops, and Mt Rogers Nature Reserve- Short drive to Belconnen Town Centre, Lake Ginninderra and University of Canberra WHAT THE SELLERS LOVE ABOUT THE HOMEo The community o Living across from the reserve and easy access to mount rogers o Our family of magpies (who don't swoop) o Lovely views from the living room with glorious afternoon suno Walking distance to schools and shops o Easy access to shopping centres and the main arterial routes to get around Canberrao Single footpath to Mount Rogers Primary School (no road crossings) STATISTICS (all figures are approximate) EER: 1.5 Home Size: 102m<sup>2</sup> Garage: 43m<sup>2</sup> Carport: 18m<sup>2</sup> Land Size: 520m<sup>2</sup> Rates: \$710 per quarter Land Tax: \$865 per quarter (only applicable if not primary residence) Rental Range: \$650 - \$670 per week