

# 11 Broadby Close, Spence, ACT 2615



## Sold House

Friday, 8 March 2024

11 Broadby Close, Spence, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 985 m2

Type: House



Jeremy Julian  
0423141529

## Contact agent

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Nestled within the quiet embrace of a cul-de-sac, awaits a sanctuary of comfort and style. This 4 bedroom home is an opportunity where size and comfort meet convenience, offering a lifestyle of unparalleled family living. As you step inside, you're greeted by a pleasant blend of space and versatility. This well-designed residence boasts multiple living areas, providing ample room for relaxation, entertainment, and cherished family moments. Whether you're hosting a lively gathering or seeking solace in quiet contemplation, each space within this home offers an inviting environment to suit your every mood. Adjacent to the main living areas, discover an enticing entertaining deck that seamlessly extends your living space outdoors. Imagine basking in the gentle warmth of the sun as you entertain guests, or simply unwinding with a refreshing drink amidst the serene backdrop of the landscaped backyard. Here, moments of relaxation and connection abound, creating cherished memories that last a lifetime. Freshly painted and carpeted, this residence is full of freshness and vitality, inviting you to step into a world of renewed charm. With the details thoughtfully planned for modern living, this home presents both style and functionality, offering a lifestyle of unmatched comfort and convenience. Experience modern convenience with a 10kW solar system, easily monitored via an app, along with central heating and cooling systems that can be controlled from anywhere with just a tap on your smartphone. For the creative souls and music enthusiasts, a bespoke music studio awaits, offering a dedicated space to unleash your artistic passions. Alternatively, this space can easily be converted back to a double garage upon request before settlement, catering to your individual needs and preferences. Rates: \$2,890 p.a. approx. Land Tax: \$4,766 p.a. approx. EER: 2.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.