

11 Mcgowen Close, Spence, ACT 2615

House For Sale

Thursday, 15 February 2024



11 Mcgowen Close, Spence, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 374 m2

Type: House



Jacob Stanton
0499999734



Jesse Sands
0402669754

Auction 07/03/2024

Tucked away at the tranquil end of a quiet cul-de-sac, nestled beside a lush reserve, this cozy abode beckons with its timeless charm and inviting warmth, setting the stage for an idyllic family lifestyle. Just a stone's throw from the renowned Spence shops, boasting an award-winning bakery and cafe, a delightful playground for the kiddos, and easy access to local schools via bike paths, this place is a dream for young couples, families, or those looking to downsize. Step inside and feel the embrace of home, where every detail has been lovingly crafted to create a sense of comfort and style. Bathed in natural light thanks to its north-westerly aspect, the living spaces and bedrooms offer a sanctuary of peace and relaxation throughout the year. As you wander through, you'll be greeted by refreshed living spaces adorned with gleaming wooden floors, three airy bedrooms with ample built-in wardrobes, and a stunning renovated kitchen that's not only practical but also a focal point of modern design, perfect for entertaining loved ones. The kitchen boasts shaker cabinetry, sleek benchtops, a subway-tiled splashback, and top-tier appliances including the Ariston stainless steel oven, Westinghouse induction cooktop, and Bosch dishwasher, making meal preparations a joy. For those cooler evenings, the ducted gas heating envelops you in cozy warmth, while in the warmer months, the reverse cycle heating and cooling ensure a comfortable environment for every season. Outside, the backyard offers a private retreat, with a secluded garden featuring a charming barbecue spot for leisurely gatherings and a spacious lawn area where children and pets can frolic freely, creating lasting memories. With a wealth of modern amenities and thoughtful touches throughout, including a 30-panel 9.96kw solar power system with an impressive 8.5KW inverter, this home seamlessly blends style with functionality, offering both comfort and accessibility. Situated on 379m² of RZ2 zoned land and boasting numerous updates already in place, 11 McGowen Place is more than just a house; it's a place where memories are made, and dreams are lived. Welcome home.

The Lifestyle:· Spence Shops & Cafes· Crofts Crescent Playground· Spence Oval & Cricket Nets· Mt Rogers Reserve· Belconnen Town Centre

The Perks:· 3 Bed | 1 Bath | 1 Car· Spacious light-filled 3-bedroom home in elevated location· Tucked away in a quiet cul-de-sac street· Fabulous floor plan with practical living space options· Timber floorboards throughout· Quality sheer and block out curtains throughout· L.E.D downlights for brighter lighter living· Large, renovated kitchen with ample bench space + storage options· Kitchen with Westinghouse induction cooktop, Ariston oven + Bosch dishwasher· Large separate laundry with rear yard access· Reverse cycle heating and cooling system to living· Ducted gas heating throughout plus ceiling fans to bedrooms· Renovated bathroom with bathtub, shower and separate toilet· Tastefully landscaped and easy-care gardens· Single garage with storage room plus ample off street parking· Additional workshop with roller door access· Rear yard offers courtyard plus secure fencing· Rear yard offers lawned area that is both child & pet friendly· Renovated laundry with wooden benchtops, kit kat tiled splashback· 30-panel 9.96kw solar power system with an impressive 8.5KW inverter· New electric hot water system· Substantial under house storage· Convenient location close by shops, schools & public transport

The Numbers:· Living Size: 127.1m²· Garage: 16.60m²· Garage + Storage: 29,10m²· Block Size: 379 m²· Rates: 2,474 p.a· EER: 1 Star· Land Value: \$416,000 (2023)