

# 13 Kelsall Place, Spence, ACT 2615

LUTON

## Sold House

Monday, 14 August 2023

13 Kelsall Place, Spence, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Contact agent

Welcome to this charming three-bedroom home nestled in a tranquil setting that harmoniously blends modern living with the serenity of nature. Located in a tucked away location, this property offers a relaxing lifestyle enhanced by its close proximity to a reserve. Step inside and discover this charming home that effortlessly combines comfort and style. The heart of the home is the modest yet open kitchen, boasting stainless steel appliances that cater to the culinary enthusiast in you. As you explore further, you'll find three well-appointed bedrooms, each featuring built-in robes to keep your living spaces clutter-free and organised. With ample space and natural light, these bedrooms provide a peaceful retreat for relaxation and rest. The layout of the home is thoughtfully designed, with two separate living areas connected by a set of stairs. The living area, positioned at a higher level than the dining area, creates a sense of openness and distinction, ideal for entertaining guests or enjoying quiet family moments. The allure of this home extends beyond its interiors. Step outside to a paved backyard that beckons you to embrace the outdoors. The mature landscaped gardens provide a picturesque backdrop for outdoor activities to vibrant gatherings. A sail shade offers respite from the sun, ensuring your comfort as you unwind and savor the tranquility of your private oasis. What sets this property apart is its direct access to a reserve, allowing you to immerse yourself in nature's beauty and enjoy the soothing sounds that accompany it. You can enjoy the best of both worlds—modern conveniences combined with the charm and character of the original design. This property presents an opportunity to create a lifestyle where relaxation and connection with nature are seamlessly woven together. Don't miss the chance to make this sanctuary your own. Embrace the tranquility, cherish the elegant living spaces, and embark on a journey of comfort and natural beauty.

**Property Features:**

- Peaceful tucked away location in a cul-de-sac
- 3 bedrooms with built in robes
- Main bathroom with bath tub and shower
- Spacious laundry with storage
- Separate living and dining spaces
- Well appointed kitchen with quality appliances
- Updated roof and ceiling insulation
- Paved backyard with landscaped mature gardens
- Access to the backing Spence Oval
- Double carport with electric door
- Sail shade to enjoy the outdoors
- Crimsafe and security cameras
- Within 6 minutes walk to Spence local shops
- Within 10 minutes drive to Westfield Belconnen
- Within 22 minutes drive to Canberra Centre

**Property Details:** Block: 512m<sup>2</sup> Living: 102.30m<sup>2</sup> Carport: 27.50m<sup>2</sup> EER: 2.0 Stars UV: \$426,000 (2022) Rates: \$2,330 p.a. (approx.) Land Tax: \$3,251 p.a. (approx.)