

14 Hancock Street, Spence, ACT 2615



House For Sale

Wednesday, 29 November 2023

14 Hancock Street, Spence, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 904 m2

Type: House



Mario Sanfrancesco
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Auction

Excellent opportunity for Families, Investors, and Downsizers this single level three-bedroom home is very appealing and offers convenience in a fabulous location, close to shops, schools, parks, and local businesses with easy access to other popular services and amenities. Available for immediate occupancy this home provides the ideal chance to enter the market for most demographics particularly first-time buyers and smart investors. The home was renovated in 2015/16 and has a fresh and modern décor offering a warm and inviting setting with a new stylish kitchen with quality stainless steel appliances, tasteful joinery, and stone benchtops. All bedrooms are of good size of which 2 have built in joinery, and pleasant outlooks. The home's upgrade also incorporated a modern bathroom with separate toilet, a refreshed spacious laundry, polished timber flooring, and French doors, and windows to back deck capturing natural light and views of the landscaped private yard making meal preparation more of a pleasure. Entertaining is made easy both inside and out with plenty of room to host parties, and one of the many highlights of the home being a huge, covered terrace and front and rear decks that can be used throughout all seasons, perfect for hosting gatherings of all kinds. Located in the middle of a peaceful loop street, directly across from Hancock Street Playground, you'll also appreciate the convenience to Mount Rogers Nature Reserve just a short walk away. The local childcare centre is just 550m from home with Evatt Primary, Melba Primary and Miles Franklin Primary also close by. The popular Evatt Shops includes an IGA Supermarket, just a stone's throw away. Copeland College Secondary School is also a short drive and if you work in the Belconnen CBD, you also could ride to work in just 20 minutes (5.9km). Features:

- Three bedrooms, all with built-in robes and joinery
- Stylish kitchen with adjoining dining area
- Stainless steel appliances, stone benchtops including dishwasher, gas cooktop, electric oven, and built-in microwave
- Polished pine flooring throughout
- Downlights throughout the home
- Double glazed glass stacker doors from lounge room to front deck and garden
- French doors from dining area to rear entertaining deck and garden
- Modernised bathroom with shower + bath
- Separate toilet with basin
- Separate laundry with external access
- Water tank - connected to all 4 downpipes - provides fresh water to garden & for toilet flushing
- Large front & private rear yard - secure for pets
- Solar panels (with generous feed in tariff agreed in 2009 - active for 20 years)
- Ducted gas heating
- Split system in lounge room
- Exceptionally good and rare high EER rating - 5.5
- Insulation in ceilings, walls & underfloor
- Parkland/reserve straight across road
- Large block with ample room for extensions
- Parkland/reserve straight across the road
- Well located with convenience to a wide range of services & popular attractions