

17 Standbridge Place, Spence, ACT 2615

House For Sale

Wednesday, 8 May 2024

independent
PROPERTY GROUP

17 Standbridge Place, Spence, ACT 2615

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 840 m2

Type: House



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Auction 1pm, Wednesday 29th May

Nestled at the end of a tranquil, elevated cul de sac with well-treed parkland only metres away, this virtually original, single storey, brick veneer family home would suit a buyer who wishes to value-add to a property, with additional renovation in mind. Freshly painted throughout in neutral off-white shades, the pine timber flooring has been left exposed so that no compromise is needed regarding future floor coverings. One of the bedrooms has had its floor stained and polished, giving prospective purchasers an idea of how all the floors could look if this option was explored. The original kitchen, single bathroom and WC have seen better days but are still serviceable. The oven, gas hot plates and the dishwasher in the kitchen could be retained as they have been updated. The spacious L-shaped main living room with substantial floor-to-ceiling windows, amplify the natural light. Another smaller informal living area is located adjacent to the kitchen and provides sliding door access to the extensive, tiled and pergola-covered alfresco outdoor entertaining area. It includes a BBQ. Four roomy bedrooms all have built-in robes and one could readily convert to a work-from-home office. One of the more impressive features is the huge 9 by 6.7 metre separate brick garage with high ceilings and exposed rafters for additional storage. Three-phase power is a bonus. Once a 4-car garage, it now has 2 additional rooms at the rear, one insulated, that could be utilised in a variety of ways. The well-secured, private grounds are well established and have a relatively level, lawned area for children and pets. Trees provide ample shade. A huge water tank at the rear takes some of the pressure off any future water bills. An original Australiana 'Hills Hoist' clothesline takes pride of place in the centre of the back garden, and the sunny vegetable garden plot patiently awaits a green thumb with a preference for organic produce. Direct pathway access to Mt Rogers Reserve is great for those with regular exercise in mind and there is an abundance of amenities handy, including schools, shops, playgrounds, Churches and more. The Belconnen Town Centre is an easy 10-minute drive away and Gungahlin satellite city is also in proximity. This is a rare, original, retro property with great bones in a prime position on an excellent block. It's looking for opportunistic, creative and energetic new owners willing and able to coax it into the 21st century. Don't miss out on this one.

Features:

- 129m² of living
- Large 840m² block in elevated cul de sac
- Oversize (6.7m x 9.0m), separate brick garage with roller doors, 3-phase power, insulated room and storeroom within
- Freshly painted throughout
- Portable gas heater included
- 250-litre off-peak electric HWS
- Original kitchen, bathroom and WC
- Spacious L-shaped main living area
- Family/meals informal area abutting kitchen
- 4 bedrooms all with built-ins
- Functional laundry
- Extensive, covered alfresco area
- Huge water tank
- Brand new front and garage side doors
- Covered front patio and large formal entry
- Private, well-secured, established grounds
- Close to parkland and amenities