

**2 Bennet Place, Spence, ACT 2615**



**Sold House**

Friday, 25 August 2023

2 Bennet Place, Spence, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 828 m2**

**Type: House**



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**\$830,000**

Modest and unassuming from the outside, this solidly built home is the perfect start to your property journey. Absolutely comfortable to move into as is, its interiors offer far more than you might imagine. Not only are there three bedrooms, two bathrooms, a kitchen and spacious living area, the lower level also provides an expansive area complete with a kitchenette and bathroom. Sitting on a generous 828sqm block and enjoying a sunny north-east to rear orientation, a paved area to the rear is ideal for low-key entertaining, while the expansive backyard is a blank canvas where you can let your imagination (and kids!) run wild. Packed with potential, whether it's creating a home in which to raise a family, or the opportunity to capitalise on a great investment, this is your chance to take what is and bring to life your vision of what could be. Property features include:

- Spacious living area incorporates separate lounge and dining zones
- Neat kitchen includes a gas cooktop, wall oven, dishwasher and pantry
- Laundry is placed adjacent to the kitchen
- Three carpeted bedrooms, each fitted with built in robes
- Master bedroom adjoins an ensuite
- Corner spa bath/shower features in the freshly presented main bathroom
- Lower-level rumpus room/granny flat includes a bathroom and kitchenette
- Ducted gas heating and evaporative cooling throughout
- Split system a/c unit in the living area, gas fireplace in the rumpus room
- Both front and back yards are a blank canvas ready for transformation
- Gated carport to the side also provides vehicular access to the rear
- Ideal as an investment with exciting future potential
- Block: 828 sqm
- Living: 128.73sqm,
- UV: \$582,000 (2022)
- Rates: \$2,823pa
- Land Tax: \$2,612pa (Investors only)
- EER: 0.0
- Built: 1974

Close proximity to:

- Spence shops
- Melba shops
- Westfield Belconnen
- Mount Rogers Primary School
- Miles Franklin Primary School
- St Monica's Primary School
- Melba Copland Secondary School
- University of Canberra
- Public transport

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.