

27 Boyland Close, Spence, ACT 2615



House For Sale

Thursday, 9 November 2023

27 Boyland Close, Spence, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 948 m2

Type: House



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\$790,000+

Tucked away nicely within the established, leafy green suburb of Spence, sits an amazing opportunity to purchase a family home that ticks so many boxes you will not want to leave! The location is one of the best I have seen as the property connects with the reserve space, extending your backyard. Positioned in such a quiet pocket of spence you will not have any trouble enjoying every minute you spend here! Sitting on a spacious plot of 948m², this home is ideal for a family and offers both immediate comfort and great potential for the future. Recently renovated in 2021, the property features double glazing throughout, a tastefully renovated bathroom, LED lighting, insulation in the floor, walls and ceiling, wooden floors throughout, a cozy built-in study nook, plenty of storage space, security camera system, and new window treatments. With no work need to be done, this is a fantastic turn-key opportunity for you to make yours and enjoy right away! You'll notice how much natural light there is throughout the home. Light, bright, and spacious! all three bedrooms take advantage of the northern aspect, are generous in size, and feature built in robes. The main bathroom boasts a creative design including a separate shower and bath, built in recessed wall cabinet, chic black tapware, and a rainwater shower head. The toilet is separate from the bathroom for some added convenience. The kitchen is open to the living area and features an abundance of storage space, bench space, ducted gas cooking and a dishwasher. Moving into the living room, we see ample room to have a dining area and entertainment zone. You will notice you are surrounded by leafy green views of the gardens with the abundance of windows. The best feature is how the living opens onto the North facing, enormous deck. The outdoor deck is nothing short of amazing and is a fantastic place to relax or entertain family and friends. Underneath the deck, you also have access to the gas and water points. The private backyard space rolls out onto the reserve, extending your backyard. You also have space/access to park a trailer, trailer camper or boat. The well-kept gardens are low maintenance all year round and the yurt is a nice addition which creates space to relax in the shade. This also makes for an undercover children's play area. The double garage has been upgraded with 15amp power and includes a pot belly stove which is a cozy hangout during Canberra's cool winter months. Located in the heart of the family-friendly Spence neighborhood, this home benefits from its proximity to the possum's playschool, local children's playgrounds, the Baringa Childcare Centre, and the revitalized Spence shops. The Spence shops are renowned for their award-winning butcher, bakery, toddler-friendly playground, doctor's office, pharmacy, and a charming grocer café. Features:- Renovated in 2021- Block: 948m² - Internal: Living 106.5m² - Garage: 41m²- 3 bedrooms all with built-in robes - North facing living, deck and all bedrooms- Double glazing throughout- Insulated walls, floor, ceiling - Led lighting throughout- Reverse cycle air conditioning- Wooden floors throughout- Window treatments throughout- Ample kitchen storage, bench space- Gas cooking- Ducted range hood- Dishwasher- Newly renovated bathroom- Bathroom floor to ceiling tiles- Separate shower and bath- Separate toilet- Chic black tapware- Enormous north facing deck that rolls out onto the reserve- 2 car garage- Close proximity to everything good in Spence and surrounding areas