

29 Magrath Crescent, Spence, ACT 2615



Sold House

Monday, 28 August 2023

29 Magrath Crescent, Spence, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1027 m2

Type: House



Peta Barrett
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Sophia Spokes
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Contact agent

Set on an enormous RZ2 block of land in excess of 1,000sqm, this well maintained home is a rare offering to the market in this tightly held location. With current owners now downsizing, this could be an excellent opportunity for those buying a family home to really make their own, or investors looking to capitalise on future development opportunities. Formal and informal living spaces are roomy and spacious, the upper level with three ample bedrooms, all with built in wardrobes. The main bedroom also has an ensuite bathroom. High set, there are lovely views from the back of the home. And for tradies or people looking to run a home business, there is a large double garage plus loads of under house storage space. Additionally there is a great sized extra room at the back of the garage ideal as a home office, study or hobby room. Outdoors, the large backyard provides ample room for expansion and there are a large variety of well established fruit trees as well. Located near to the popular Spence Grocer, it is only a short stroll to pick up some supplies or to be able to enjoy your morning coffee. Pop along to one of our open homes or contact Team Peta Barrett today on 0499 044 028 to arrange an inspection by appointment.* Prime RZ2 location, with a block of approximately 1,027sqm* Three ample bedrooms with built in wardrobes* Main bedroom with ensuite bathroom* Spacious formal and informal living areas* Well maintained, neat and tidy* Huge backyard with an array of established fruit trees* Excellent location close to popular Spence shops Land Size: 1,027sqm Living Size: 154sqm EER: 1.0 Rates: \$2,731pa (approx.) Land tax: \$4,397pa (approx.) UCV: \$549,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.