

3 Magrath Crescent, Spence, ACT 2615

MARQ

House For Sale

Wednesday, 13 March 2024

3 Magrath Crescent, Spence, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1058 m2

Type: House



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\$989,000+

Possibilities are endless for this property, a four bedroom, privately built home sited on a generous block of approximately 1,058sqm, with a fantastic north aspect and elevated leafy outlook! One option is to demolish and build three stand alone dwellings, subject to approval. A second option is to proceed with a development application, already submitted, to build an additional property behind the existing home. The current home is presented in neat, mostly original condition and offers a scenic outlook from the wide north facing front terrace and large lounge. Ducted gas heating is installed. Decor is in good condition and neutral carpet features through the lounge and all bedrooms. Parquetry features in the dining room, which leads to the kitchen and family room. This opens onto a large paved entertaining area with a pergola and built-in gas barbeque. Bedrooms are spacious and all offer built-in robes, with an ensuite to the master. The main bathroom has been updated and features a bath, shower and separate w/c. There is a double garage, large garden shed and Colorbond fencing secures the garden. A gravelled area at the front of the home provides parking for several vehicles, while a lush hedge of evergreen magnolias shelters the front garden and could be a bonus for any new development. It is only a short walk to a ribbon of bushland reserve and local shops. Ready to occupy now, while future transformation or development is considered. Features:- Elevated, generous block of approximately 1,058sqm with a north aspect to the front- Occupied by a privately built, 4 bedroom ensuite home, in neat, mostly original condition- Development option of demolition and building three stand alone dwellings- Development application submitted for the building of a new dwelling behind current house- Elevated leafy outlook north from wide front terrace and large lounge - Separate dining room with parquetry flooring- Kitchen overlooks family room and features a gas cooktop, oven and grill- Family room opens onto a large paved entertaining with a pergola and gas barbeque- Ducted gas heating- Spacious bedrooms, all with built-in robes and master with ensuite- Updated main bathroom features a bath, shower and separate w/c- Paintwork in good condition throughout and neutral carpet to lounge and bedrooms- Double garage, large garden shed and Colorbond fencing- Gravelled parking at front of home for several vehicles- Lush hedge of evergreen magnolias screen front garden, a bonus for future development Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.