

# 39 Boyland Close, Spence, ACT 2615

home by holly

## House For Sale

Sunday, 10 December 2023

39 Boyland Close, Spence, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: House**



Tenille Paul

0491850701

**\$745,000+**

A sunny living area takes advantage of the northern aspect via large windows that welcome garden views on two sides. A gorgeous updated kitchen with midnight blue cabinets, golden hardware and honeyed floors strikes a social chord with the dining area; the large front window capturing a stand of striking eucalypts. To the east, the gentle rise of grassy reserve, adding to the feel of private at-home retreat. This light filled home rests at the end of a quiet cul-de-sac edging reserve. Set back from the road behind deep lawns, the home is bordered by pretty gardens, shaded by mature trees. With no neighbours to the left and gentle views to tree-dotted grasslands, there is a lovely feeling of openness, of floating within parklands. Spence has a laid-back family flavour with ample green spaces and sociable inter-connecting walking tracks. It is an easy stroll through reserve to Possums Playschool and the local bottle shop; a leafy meander through green byways to Evatt shops and primary school. The mix of white walls with gleaming timber floors gifts a soothing minimalism and has the effect of highlighting the serene vistas, drawing the white trunks of the eucalypts within. Bright sunlit walls are perfect for pops of art, colourful prints and the home's vintage feel lends itself to well-chosen mid-century pieces. We adore the moody pop of blue within the renovated kitchen, the brushed brass lip pull-handles, introducing a thread of gleaming gold. There is a lovely quiet remove here, a decided feeling of at-ease, as the home's gentle arrangement invites a quieter way of living...the old adage of "simple is best" feels like an inspirational mantra, a calling to live lightly. And does family life get any better than luxuriating together in social light-filled havens, retreating to peaceful bedrooms for quieter moments with bushland vistas. Enjoying alfresco celebrations in the private rear gardens or walking the peaceful green trails, that wend their way through the neighbourhood. The bedrooms capture the sun's gentle arrival, framing the open bushland of the small reserve that flanks the eastern side of the home. There is a simply appointed family bathroom and separate toilet and an internal laundry that gifts access to the back garden. Outside the paved arena merges with soft lawns, magnificent cedar and the striking rounded topiary of a mature mop top robinia. Situated in the leafy suburb of Spence, known for its family/community values, edging reserve and surrounded by green spaces, the home, also offers convenient access to the Belconnen precinct, AIS, and Bruce stadium. The home is close to several fabulous local shops, including Spence and Melba, with Mamé café, in Melba court being a local favorite. It is an easy meander through green byways to Evatt shops, oval, playgrounds and primary school. Mt Roger's reserve is not far, and the home is convenient to transport, various schools, and the UC, the home, is also just 11 minutes to the inner-north, and 18 minutes to the CBD. features..charming three-bedroom brick veneer house in a quiet cul-de-sac, edging reserve. light filled with a soothing neutral palette. open kitchen, dining with views to front garden and reserve. large living area blessed with northern light. renovated kitchen with midnight blue cabinetry and brushed brass hardware. three eastern facing bedrooms capturing views to reserve. renovated family bathroom. internal laundry. large linen closet. brand new carpet. brand new curtains. freshly painted inside and out. ceiling fans. ducted gas heating. gated single garage with workshop space .paved/cement alfresco area. private secure rear gardens shaded by mature cedar tree. all new colour bond fencing and gate .walking distance to Possums Playschool, local convenience store and bus stop. surrounded by green spaces, edged by reserve. an easy stroll via green byways to Evatt shops and school. close to the bustling Belconnen precinct. 11 minutes to the inner-north, and 18 minutes to the CBD by car. FINE DETAILS (all approximate): Land size: 816 m<sup>2</sup> Build size: 110 m<sup>2</sup> (approx.) EER: 0.5 Zoning: RZ1 Build year: 1973 Rates: \$2737 pa Land tax: \$4192 pa (investors only) UV: \$470,000 (2023) Rental opinion: \$550 - 570 p/wk