

45 Magrath Crescent, Spence, ACT 2615



Sold House

Thursday, 14 September 2023

45 Magrath Crescent, Spence, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1231 m2

Type: House



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\$947,000

In 2000, the charm of Canberra took root in the homeowner's heart during their studies and by 2003 their quest for a tranquil haven led them to this secluded sanctuary. Accessible via a long driveway, privacy and space define this residence, while every corner radiates with a natural warmth and light. Inside, a versatile floorplan seamlessly intertwines with the enclosed courtyard and gardens, creating a private oasis in nature's embrace. With a double fireplace, and ducted gas heating and evaporative cooling ensuring year-round comfort. Four bedrooms, three with built-ins, provide space for the whole family. The fourth bed, fit with an external sliding door, comprises an ideal teenage or student space, while the master bedroom offers a grand retreat, with breathtaking garden vistas. Offering flexibility, a second living area with an external door, can be used as a playroom or home office - providing an ideal space to run a business from home. Over the years, the homeowner's care has shaped this dwelling. The flow-through kitchen boasts modern appliances, while a pergola and a charming fishpond grace the courtyard. This enclosed haven is a cherished place for unwinding, hosting gatherings and crafting enduring memories. The backyard, based on permaculture principles, fuses aesthetics and function, with established fruit trees and deciduous ornamental grape vine elevating the space with year-round beauty. Walking access to the local shops, Mt Rogers' panoramic views, and a bus stop, direct to the airport, add to this home's overall appeal. As life's chapters evolve, the homeowner prepares to retire by the coast, so their cherished abode, brimming with stories, now awaits new guardians to continue its narrative. With warmth, light, and a unique journey embedded in its walls, this home is ready to embrace its next chapter - will you be the one to write it? More Details: Four bedrooms, three ft. built in wardrobes Master bedroom ft. private ensuite Spacious living room Double sided, slow combustion fireplace Gas cooktop Westinghouse electric oven Bosch dishwasher Ducted gas heating & evaporative cooling Laundry ft. courtyard access Fully enclosed courtyard Established gardens Two sizeable garden sheds Single car, brick garage Carport for additional undercover parking Close commute to local shops & public transport (approx. 5 minute walk) Apx. Block 1231m² Apx. Living 166.18m² Apx. Garage 33.29m² Apx. Council \$698 pq Apx. Rental \$\$680-\$700 pw