

5/21 Clark Close, Spence, ACT 2615

ENVOGUE

Sold Townhouse

Tuesday, 15 August 2023

5/21 Clark Close, Spence, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Paul Kerin

0261616516

\$610,000

New to the sales market is this beautifully presented two storey 2 bedroom 1 bathroom Townhouse located in Spence. An immediate impression of style as soon as you enter with a floorplan that has been designed to anticipate your every need. Nothing to do but move in and enjoy all that this wonderful property has to offer. Upon entry you will notice the superbly appointed kitchen with gas cooking and stainless steel appliances. Great cupboard space and tiled flooring. The living area is a spacious open plan design with neutral decor throughout and flows seamlessly to the stunning enclosed huge courtyard. The second floor consists of a second living area or rumpus area which can be used for the perfect home office set up if required with storage. Two very good sized bedrooms with mirrored robes. Stylish two way bathroom with separate shower and bath plus separate toilet. The showpiece and main attraction here is the stunning back courtyard with covered pergola and is an ideal place for entertaining with family and friends. A great space for the family pet to run around as well. Low maintenance gardens and large water tank. Direct access from garage. Completing this amazing Townhouse is a single lock up garage with remote and internal access which also has the laundry area included and hidden away. A small boutique development in a cul-de-sac location within walking distance to Spence shops. Several schools in the area to choose from and public transport nearby. Short drive to Belconnen Westfield's. A perfect opportunity awaits for someone who is looking to downsize or maybe secure their very first property. Perfect as well for the astute investor looking to add to the portfolio. Other key features to note :- Ducted gas heating- Ceiling fans- Gas cooking- Breakfast bar- Instantaneous gas hot water- EER 5.5- Quality fixtures and fittings- Built 2012- 113.70m² internal living (includes garage)- 75m² Courtyard area approx- Low body corporate fees- Body Corporate = \$2,132.00 per year approx- Rates = \$567.00 per qtr approx- Rental Estimate = \$550.00 per week

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.