

# 7 Broadby Close, Spence, ACT 2615

TIMOTHY R<sup>D</sup>

## Sold House

Monday, 14 August 2023

7 Broadby Close, Spence, ACT 2615

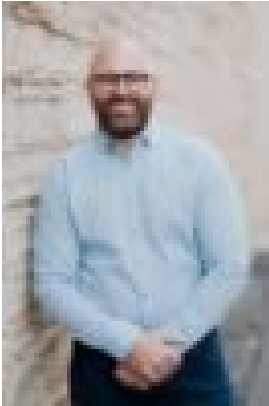
Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 809 m<sup>2</sup>

Type: House



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## Contact agent

The road home...Enviably positioned in a peaceful cul-de-sac, 7 Broadby Close Spence presents a stunning residence that combines beautiful gardens with an expansive internal layout. This remarkable property offers a harmonious blend of comfort, style, and natural beauty that will captivate your senses. Stepping into the home and venturing upstairs, discover an awe-inspiring lounge room which offers soaring raked ceilings and a heartwarming fireplace as a key focal point. Interacting enticingly with the formal living room is a dedicated dining area and front balcony which looks out over the captivating front garden. The modern kitchen is a true centrepiece, boasting ample storage and quality appliances that make cooking a joyous experience. The informal meals area will cater for the morning rush with ease and steps down into the picture-perfect sitting area which is enveloped by glass, providing views to the garden, sky and Brindabellas. Three well designed bedrooms all capture a unique glimpse of the surrounding perimeter, with the master offering direct access to a private balcony, where you can sip your morning coffee while taking in the beautiful front garden. The renovated bathroom and ensuite are a true sanctuary, featuring modern finishes that complements the home's overall aesthetic. Downstairs, the property provides a substantial accommodation that can be tailored to your families' requirements. A generous rumpus room and two additional bedrooms provides endless possibilities with the option of being utilised for teenagers, a home office, or even a potential granny flat (subject to DA approval). The road ahead...Take in Mother Nature on the highly engaging rear deck. Spend countless evenings watching the sunset each day and keep a watchful eye on children as they expel all their energy in the rear yard. Entertain family and friends under the shaded rear terrace and let your kids imagination run wild as they create new games on the generous grassed play area. Enjoy a home which feels like a sanctuary and is set in a neighbourhood with a true sense of community. Embrace natural light, stunning plant-life, and copious space both inside and outside. This delightful haven offers a serene lifestyle in a whisper quiet cul-de-sac setting. Don't miss the opportunity to make 7 Broadby Close Spence your forever home. Quality features include... \* Soaring raked ceiling to lounge/dining area \* Feature windows to the additional sitting area, including stunning stained-glass windows \* Downstairs rumpus room \* Dedicated dining room and meals area \* Generous separate laundry \* Five well-proportioned bedrooms \* Renovated bathroom and ensuite \* Updated kitchen with breakfast bar \* Generous renovated separate laundry \* Underfloor heating in the entrance hall, main bathroom and ensuite. \* Fireplace \* Spacious rear deck with views \* Covered rear terrace \* Balconies off living room and master bedroom \* Multiple reverse cycle heating units \* Double garage (internal access) \* Landscaped grounds \* Close proximity to local schools, shops and playground Upper Residence/ Including Sunroom: 146.88m<sup>2</sup> (approx.) Lower Residence: 82.30m<sup>2</sup> (approx.) Garage: 36.67m<sup>2</sup> (approx.) Total: 265.85m<sup>2</sup> (approx.)