



12 Lane Place, Spence

## Sunlit Stunner in Spence

Step into this refreshed three-bedroom, one bathroom home set in a quiet cul-de-sac of the established suburb of Spence offering plenty of natural light, opportunity and space.




Ideal for first-home buyers, investors or downsizers this beautiful home is sure to make an impression on all who set foot in it. Having recently been rejuvenated with pine timber flooring and a fresh coat of paint on the exterior.

The living area offers a great sense of warmth with its large windows allowing for sunlight to flow through, moving further in you have a well set out kitchen including enough space for a table and chairs, so you can always feel a part of the action.

Moving down the hall you have a separate laundry with exterior access, bathroom with both the choice of a shower or bathtub and a separate toilet to make the morning routine just that little bit easier.

All three bedrooms are well set out with brand new fan/light fittings, large windows to capture the morning light and two rooms with spacious built in wardrobes.

Venturing outside you are greeted with a large deck, metal garden

3  1  2 

**FOR SALE**  
Auction

**AGENTS**

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**AGENCY**

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



shed and easy-care garden that is perfect for any budding green thumb.

For car storage you have plenty of space with a tandem enclosed garage complete with an automatic roller door, side access from the yard and shelving at the rear.

Buyers will appreciate the location of this home being in such close proximity to the Spence shops, public transport, schools, playgrounds and neighbourhood green spaces. While also offering a sense of space and privacy with no direct neighbours on two sides of the block.

#### Features

- Refurbished pine timber flooring.
- North-facing living room filled with natural light, perfect for all-day comfort and energy efficiency
- Functional bathroom with separate toilet for convenience
- Enclosed tandem garage with additional space for a workshop or storage
- Spacious backyard with an easy-care garden
- Split system reverse cycle air conditioner installed in living area and wall mounted heater in the hallway.
- Walking distance to Spence shops, public transport, schools, playgrounds and neighbourhood green spaces.

Whether you're looking to move in and update or invest in a highly desired suburb, this home is the perfect place.

Inspect today to not miss out on this sunlit stunner!

#### Disclaimer:

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## MORE DETAILS

Property ID	HP0H8F8H
Property Type	House
House Size	102 m2
Land Area	438 m2
EER	1
Including	Air Conditioning Deck Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

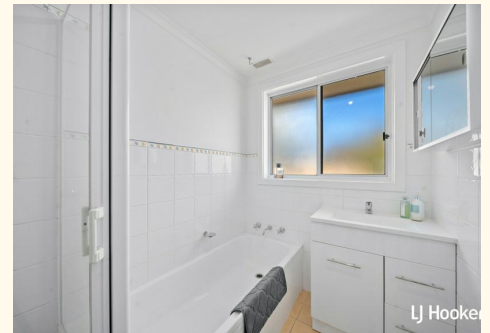
**Harry Enright 0408 740 453**

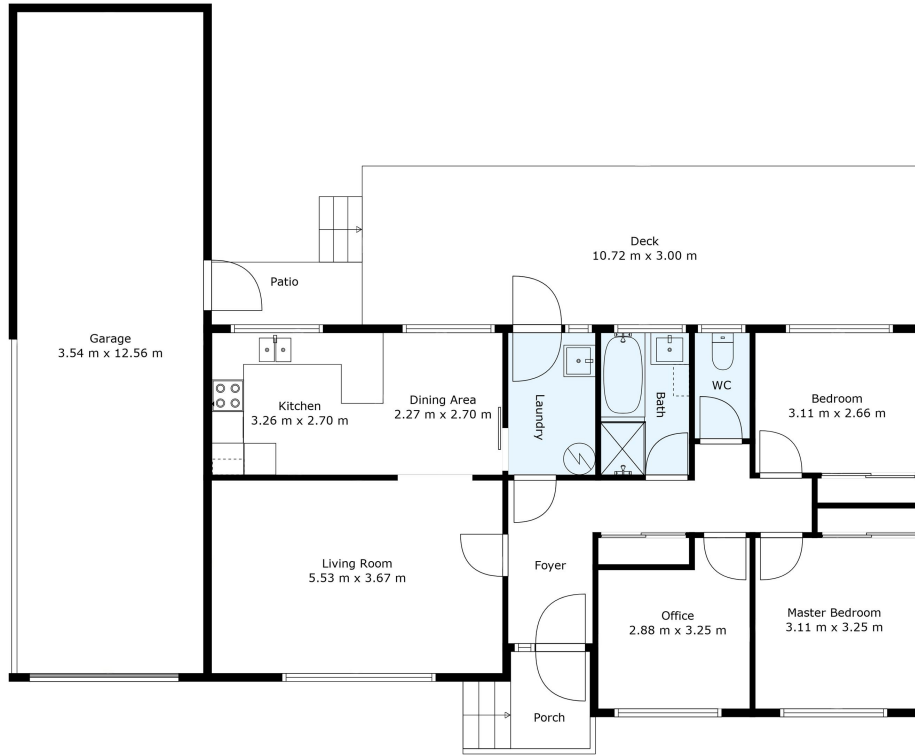
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