

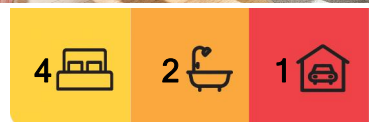
## Spence, 2 Somerville Street

### Somerville Serenity

A perfect blend of modern comfort and charming original features. Situated on a desirable corner block in a quiet street, this exceptional property offers both privacy and convenience. As you approach, you'll be captivated by the beautiful entrance, marked by a striking red door and front landscaping adorned with native Australian plants.

Step inside to find oak floors and new plush carpet that create a warm and inviting atmosphere. The home is light filled and well designed with the main living in the middle of the home with the main bedroom separated from the other rooms. with large windows to ensure a light-filled, open living spaces. The main living area features amazing mid-century bifold doors, adding a touch of character and sophistication to the heart of the home.

The gourmet kitchen is a chef's dream, boasting gas cooking with an industrial oven, a Smeg rangehood, and plenty of storage space. The main bedroom serves as a private retreat, offering access to the backyard, a walk-in robe, and a renovated ensuite with cool



**For Sale**  
\$825,000+

**View**  
[ljhooker.com.au/1H4MF9U](http://ljhooker.com.au/1H4MF9U)

**Contact**  
**Eoin Ryan-Hicks**  
0424 042 419  
[Eoin.ryan-hicks@ljhooker.com.au](mailto:Eoin.ryan-hicks@ljhooker.com.au)

**Olivia Schultz**  
0415 366 287  
[olivia.schultz@ljhkipax.com.au](mailto:olivia.schultz@ljhkipax.com.au)

**EER** ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888



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rustic tiles.

Outdoor living is at its finest with an alfresco area that serves as the heart of the garden. The easy-care garden features red mulch throughout, and veggie patch plantation boxes are ready for you to make your own. Additional conveniences include a full-sized laundry, a newly renovated main bathroom, and three bedrooms, all with built-in robes.

The home's thoughtful design retains aspects of its original charm while incorporating modern updates. With a massive living area perfect for families or entertaining and a second living or dining area to suit your needs, this property truly has it all. Don't miss out on the opportunity to make 2 Somerville Street your new address today!

Features:

- Master bedroom with walk-in-robe & ensuite
- Three bedrooms all with built-in-robos
- Easy care gardens
- Freshly painted and new plush carpet
- 148m2 of living
- 845m2 block
- Gas cooking
- Gas hot water
- Ducted gas heating

Rates: \$2,923 p.a. approx.

Land Tax: \$4,845 p.a. approx.

EER: 0

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## More About this Property

Property ID	1H4MF9U
Property Type	House
House Size	148 m <sup>2</sup>
Land Area	845 m <sup>2</sup>
Including	Ensuite

**Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

**Olivia Schultz 0415 366 287**

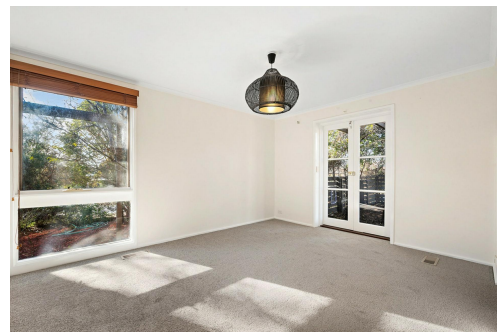
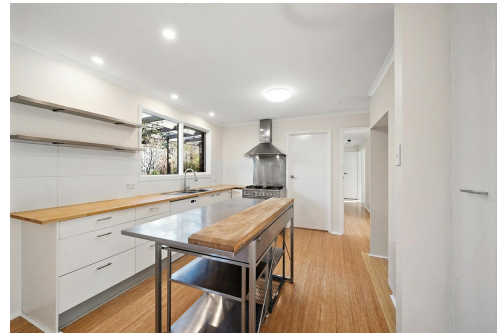
Personal Assistant to Eoin Ryan-Hicks | olivia.schultz@ljhkipax.com.au

**LJ Hooker Kippax (02) 6255 3888**

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kipax@ljhooker.com.au | kippax@ljhooker.com.au



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2 Somerville Street, Spence

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