



4 Mcgowen Close, Spence

## Garden Sanctuary with Light Filled Living

This beautifully presented and lovingly maintained home offers a warm, welcoming feel from the moment you arrive. With its charming character and peaceful setting, it feels like a true private haven, surrounded by established, bird-attracting gardens that create a tranquil, ever-changing backdrop to everyday living.

At the rear of the home, spacious north-facing living areas are bathed in natural light, enhanced by expansive floor-to-ceiling windows that frame the leafy garden outlook. A sunken lounge with high ceilings adds to the sense of space, while the seamless connection to the outdoors invites you to relax or entertain on the deck and pergola, enjoying the peaceful surrounds and visiting birdlife.

The home offers three ample bedrooms, including a generous main room complete with walk-in wardrobe and renovated ensuite. Freshly updated with new carpets, new blinds and reverse cycle air conditioning, the home combines comfort with timeless appeal. Set on a generous 632sqm block and within easy walking distance to a great selection of local shops, this is a rare opportunity to secure a relaxed lifestyle in a convenient pocket of Spence.

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**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Gungahlin  
(02) 6213 3999

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features include:

- Three ample bedrooms, main with renovated ensuite and walk-in wardrobe
- Spacious north-facing living areas filled with natural light
- Floor-to-ceiling windows overlooking the established gardens
- Tasteful neutral colour scheme and styling throughout
- Sunken lounge room with high ceilings
- Fresh new carpets and new blinds
- Reverse cycle air conditioning (two split system units)
- Well-appointed galley-style kitchen
- Beautifully established, bird-attracting gardens
- Entertaining deck and pergola
- Double enclosed carport with remote door
- " Generous 632sqm block in a cul-de-sac position
- Short walk to Spence Grocer and café, plus a great bakery and pharmacy

Stats:

Living space: 125.79sqm

Rates: \$2,823pa

Land tax (only if rented): \$4,701pa

Year built: 1977

EER: 1 star

## MORE DETAILS

Property ID	36HEGKY
Property Type	House
Land Area	632 m2
EER	1

**Peta Barrett 0499 044 028**

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