







45 Crofts Crescent, Spence

Cute as a Button —The Perfect First Home in Spence!

Nestled on a corner block in the heart of the ever popular suburb of Spence, 45 Crofts Crescent is the kind of home that instantly captures your heart. Full of warmth, charm and endless potential, this super cute three bedroom residence offers the perfect opportunity for first home buyers, downsizers or savvy investors looking to secure a quality home in an outstanding location. Lovingly cared for by its current owner and only ever sold once before, this is a home that has been treasured for decades and is now ready for its next chapter.

Inside, you'll discover three generous bedrooms, including a master complete with built-in robes, while the unique sunken third bedroom provides incredible flexibility as a children's retreat, home office, playroom or creative space. The charming kitchen and dining area create the perfect hub of the home, flowing effortlessly through to the spacious living room and central bathroom. Comfortable and move in ready, the home also presents a fantastic opportunity to add your own style over time by modernising the kitchen and bathroom, allowing you to create your dream home while enjoying all the character that already exists.

Step outside and you'll appreciate the easy care lifestyle on offer, with

3 1 2

FOR SALE
$700,000+

VIEW
Thu 5th Nov @ 4:00PM - 4:30PM

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.

established garden beds, plenty of lawn for children and pets to enjoy, a large garden shed, double carport and the added benefits of a desirable corner position. Whether you're looking for a low maintenance home to simply enjoy or a property with exciting renovation potential, this is a rare opportunity to secure something truly special.

Positioned in one of Belconnen's most family friendly suburbs, 45 Crofts Crescent places you within minutes of local schools, parks, walking trails, public transport, the Mount Rogers Nature Reserve, Spence Shops, and Kippax Fair Shopping Centre for all your everyday essentials.

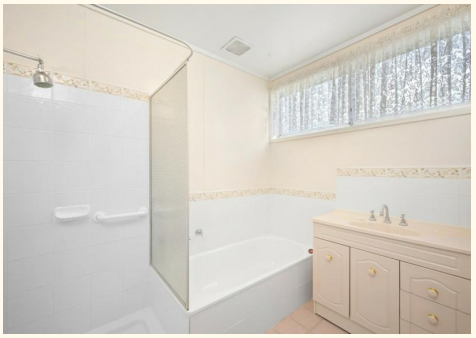
Westfield Belconnen, the University of Canberra, Calvary Hospital and the Canberra CBD are all within easy reach, making commuting effortless while enjoying the peaceful lifestyle that Spence is so well known for. Combining an unbeatable location, undeniable charm and exceptional future potential, this delightful home is one you'll fall in love with from the moment you arrive.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:
- Three bedrooms
- Great sized backyard
- Location
- 594m2 block

Property Info:
Rates: $2,969 pa approx
Land Tax: $5,280 pa approx
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MORE DETAILS

Property ID	2H8KF9Q
Property Type	House
House Size	107 m2
Land Area	594 m2

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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.

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