



49 Crofts Crescent, Spence

Packed with Potential

In the heart of Spence this three-bedroom family home offers the perfect opportunity to enter the market or start your renovation dream.

The spacious lounge room flows through to the galley kitchen that looks right over the backyard. The meals area forms a natural meeting space where all the bedrooms open to. Three bedrooms, two with built in robes are serviced by the bathroom which has been lightly refreshed over the years.

Stepping outside to the large private and established backyard, featuring areas for entertaining, a veggie patch and pond, the kids will thoroughly enjoy exploring.

Within walking distance of the Spence Shops, local playgrounds, and Mount Rogers Reserve. Only a short commute to the Belconnen Town Centre, University of Canberra, North Canberra Hospital, and Canberra CBD.

- Three bedrooms, two with built in robes
- Timber floors in living
- Sunny lounge and meals area
- Galley kitchen looking out to backyard
- Ducted heating
- Spit system cooling

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.

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FOR SALE
Auction

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Biba Berjaoui
0439 393 149
bberjaoui@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

LJ Hooker

- Large established gardens with pond
- Proximity to the local preschool, clubs, ovals, local shops, Mount Rogers Reserve
- Land Size: 557sqm
- Living Size: 107sqm
- Garage Size: 28sqm
- EER: 1.0
- Rates: \$2,768 p.a.
- Land Tax: \$4,776 p.a. (investors only)

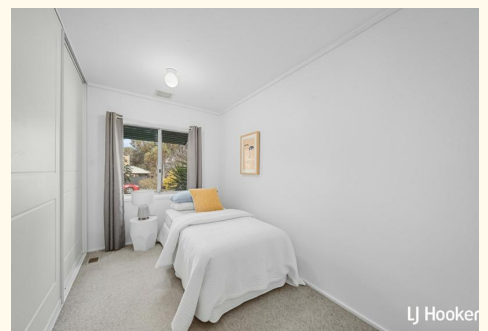
Disclaimer:
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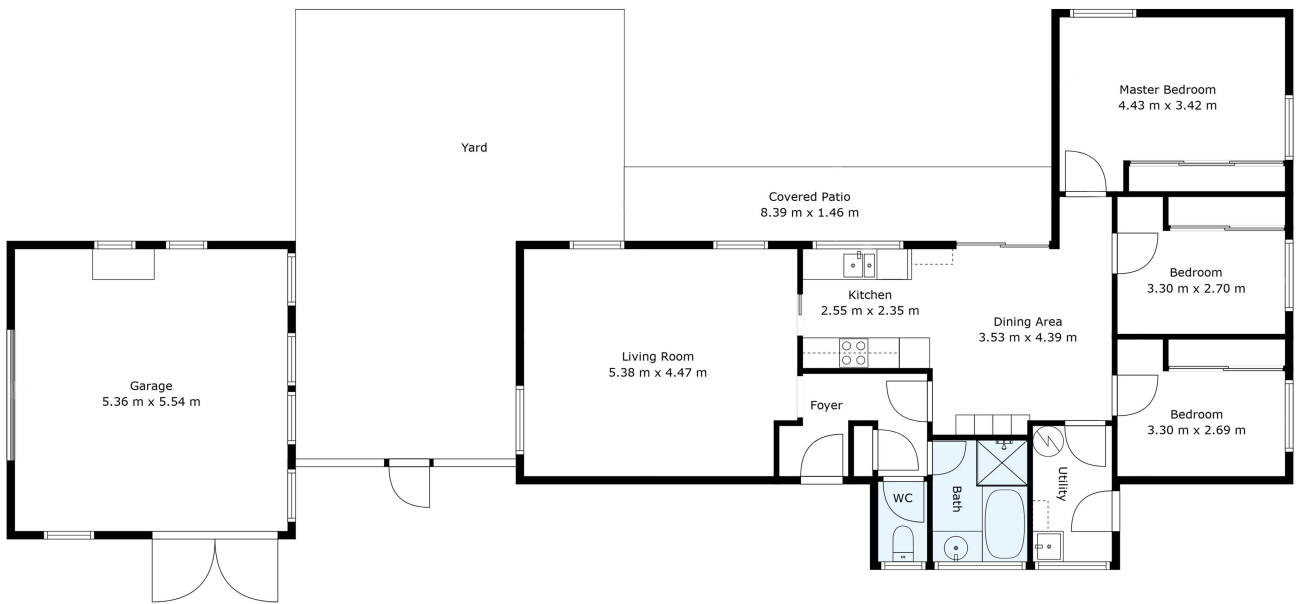
MORE DETAILS

Property ID	HNUCBF8H
Property Type	House
House Size	107 m2
Land Area	557 m2
EER	1
Including	Air Conditioning Dishwasher Floorboards Built-in-Robes

George Vlandis 0437 398 774
 Sales Agent | gvlandis@ljhbelconnen.com.au
Biba Berjaoui 0439 393 149
 Sales Associate | bberjaoui@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.