



1/11 Magrath Crescent, Spence

3 2 2

Move- In Ready and Packed with Value!

Welcome to a home that blends style, comfort, and everyday convenience.

This beautifully updated three-bedroom (plus study) home offers a bright, modern feel with thoughtful features throughout.

Freshly painted and fitted with quality hybrid flooring, the open-plan layout flows seamlessly from the kitchen into the living and dining spaces - forming the vibrant heart of the home.

Step outside and enjoy not one, not two, but three outdoor entertaining areas: a private front courtyard, a generous deck off the living area, and a smaller deck off the laundry/kitchen (with access to the garage), all of which are perfect for entertaining guests or simply relaxing as the warmer months roll in.

A separate study or rumpus room provides the flexibility for a home office, playroom, or even a fourth bedroom. Down the hall, you'll find three well-sized bedrooms with wardrobes, including a master suite with walk-in robe and ensuite.

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.

LJ Hooker

Set in a sought-after location, you're just a 400m, 2-3 minute walk from local shops and cafés, a Rapid Route bus-stop with services every 15 minutes for both the city and airport (R3) and walking trails at Mt. Rogers Reserve. Local schools are also within walking distance, in addition to Belconnen Westfield and Casey Market Town being a short drive away.

- Master bedroom with walk-in robe and ensuite
- Two additional bedrooms with built-in robes
- Open-plan kitchen, living and dining
- Separate study or rumpus room
- Large entertaining deck off the living area
- Additional entertaining deck off the laundry/kitchen
- Private front courtyard
- Secure garage plus additional carport
- Split system heating and cooling in kitchen/living/dining room and master bedroom; ceiling fans in other bedrooms
- " Gas heater (not fully operational)
- " Just 400m (approx. 2-3 minute walk) to local shops/ cafés, Rapid Route bus stop to city/airport (R3), Mt. Rogers Reserve and nearby playing fields.
- Walking distance to local daycares, pre-schools and schools; short drive to Belconnen Westfield and Casey Market Town.

- Build Year: 1976
- Land Size: 436sqm
- Living Size: 137sqm
- Garage Size: 22sqm
- EER: 2.0
- Rates: \$2,879 p.a.
- Land Tax: \$3,933 p.a. (investors only)

Disclaimer:
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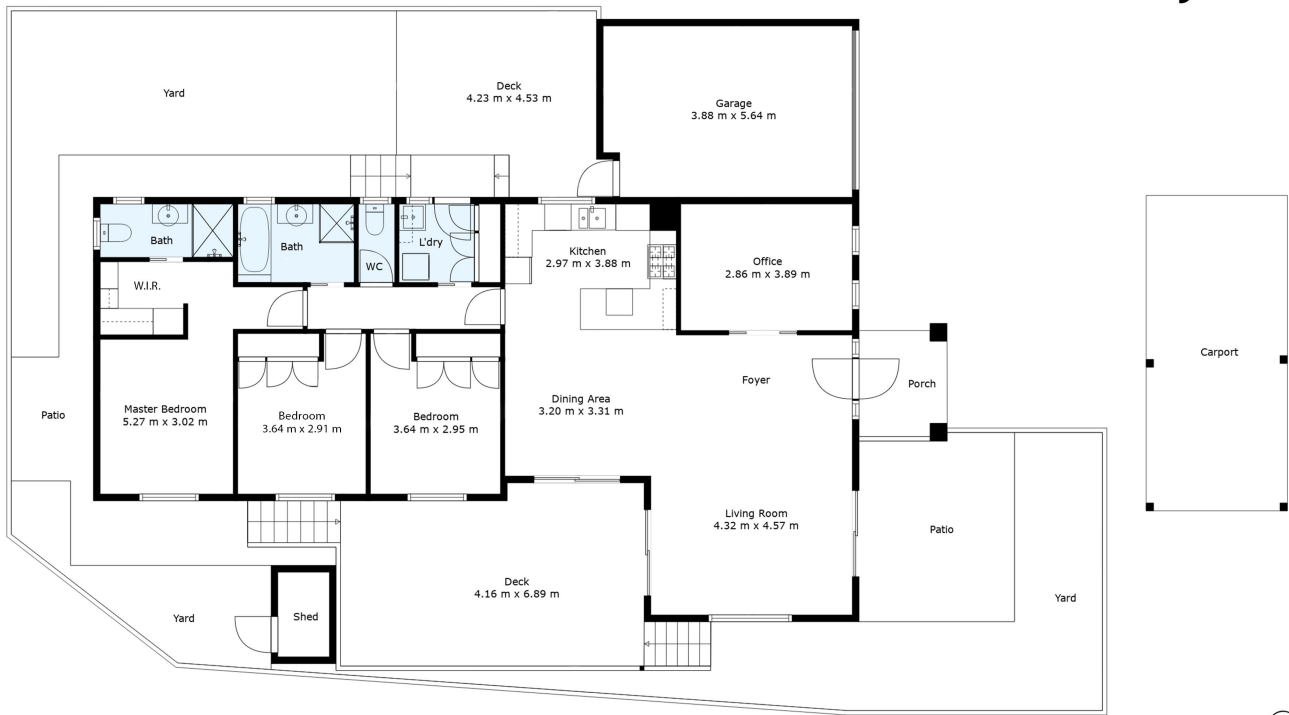
MORE DETAILS

Property ID	HP0FRF8H
Property Type	House
House Size	159 m2
Land Area	436 m2
EER	2

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