

**43 Magrath Crescent, Spence, ACT, 2615**



**House For Sale**

Friday, 20 December 2024

43 Magrath Crescent, Spence, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Updated and expansive family home

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025, the exact time will be uploaded on the 7th of January.

Welcome to 43 Magrath Crescent, Spence ACT 2615 - a beautiful family home offering space, comfort, and style in one of Canberra's most sought-after suburbs. Nestled on a large block, this inviting residence provides four generously sized bedrooms, making it the perfect fit for growing families or those seeking extra room to spread out. With an updated main bathroom that combines modern finishes with functionality, this home is ready for you to move in and enjoy.

The heart of the home features a large, updated kitchen that will delight any home chef. With plenty of bench space, sleek cabinetry, and modern appliances, it offers both practicality and style. The kitchen also boasts great views, making it a pleasure to cook while enjoying the natural surroundings. The open-plan layout extends into multiple living areas, ideal for both relaxation and entertaining. Whether you're hosting family gatherings, enjoying movie nights, or simply unwinding after a long day, the flexible spaces cater to all your needs.

For those who love to entertain, the home offers two fantastic outdoor areas - a sunroom for year-round enjoyment and a covered deck that is perfect for alfresco dining and BBQs with friends and family. Storage will never be an issue here! In addition to the ample under-house and under-deck storage spaces, the oversized double garage offers plenty of room for vehicles, tools, or hobbies. If you need even more space, a dedicated workshop area allows for DIY projects or extra storage options, catering to your every need. Plus, the garage comes equipped with a car charging point for the environmentally conscious or those who drive electric vehicles.

Set on a large block, this home provides both indoor and outdoor living opportunities. The front and backyards offer room for children to play, pets to roam and is a beautiful garden oasis. The beautifully maintained gardens add to the home's charm and provide a peaceful retreat just moments from your doorstep.

Located in the family-friendly neighborhood of Spence, this property is close to schools, parks, public transport, and local amenities. Offering the perfect blend of suburban tranquility and urban convenience, 43 Magrath Crescent is a must-see for those looking to buy a home that ticks all the boxes.

### Key Features:

- Four good-sized bedrooms
  - Large, updated kitchen with great views and plenty of bench space
  - Updated main bathroom
  - Multiple living areas for flexible living
  - Two outdoor entertaining options: sunroom and covered deck
  - Generous under-house and under-deck storage
  - Oversized double garage with workshop space
  - Split system installed in the family room
  - Ducted gas heating
  - Car charging point in the garage
  - 18 Solar Panels & Battery
  - Large block with room for children, pets, or gardens
  - Close to schools, parks, and local amenities
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- Block: 985m<sup>2</sup>
  - Living: 175.78m<sup>2</sup>
  - Garage: 72m<sup>2</sup>
  - Built: 1976

- EER: 3.0
- Rates: \$3, 412.18 pa
- Land Tax:\$6,446 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.