36 BOOTE STREET, SPENCE, ACT, 2615

Catherine Halloran
LICENSED AGENT

SOLD

REAL FAMILY-SIZED LIVING!

* Price Guide Has Been Updated to Reflect Current Interest. We will be looking to finalise offers by Thurs 19 Feb *

If living space is high on your wish list, this Spence home really delivers!

The main lounge room is impressively large - a true family-sized space that easily accommodates multiple uses for living, relaxing and entertaining without ever feeling crowded. From here, the home flows through to a substantial kitchen with family/meals area, and wide bifold doors opening to the covered deck. It's a layout that makes everyday living easy and entertaining effortless, with a natural connection between indoor and outdoor spaces. The home has been well maintained and offers comfortable living now, with plenty of scope to modernise over time.

Privately positioned in a quiet pocket of Spence, the location is consistently sought out by Belconnen families. Local Spence Shops are just a short walk away, making day-to-day errands refreshingly simple, while nearby ovals, playgrounds and schools add to the strong community feel. Public transport is close at hand, and Belconnen Town Centre is only minutes away, offering a lifestyle that balances privacy, space and everyday convenience.

Property Highlights:
• Large Main Living Room
• Separate Family/Meals
• Generous Kitchen w/ Dishwasher, Wall Oven, Gas Cooktop
• Split System Heating/Cooling to Both Living Rooms
• Ducted Gas Heating
• Main Bedroom w/ WIR & Ensuite
• 4 Bedrooms w/ BIR + Study/Single Bedroom
• Main Bathroom w/ Separate Bath & Shower
• Laundry with 3rd Toilet
• Covered Entertaining Deck
• 18 x Solar Panels
• 2 x Garden sheds
• 1.5 Car Enclosed Carport w/ Auto Door
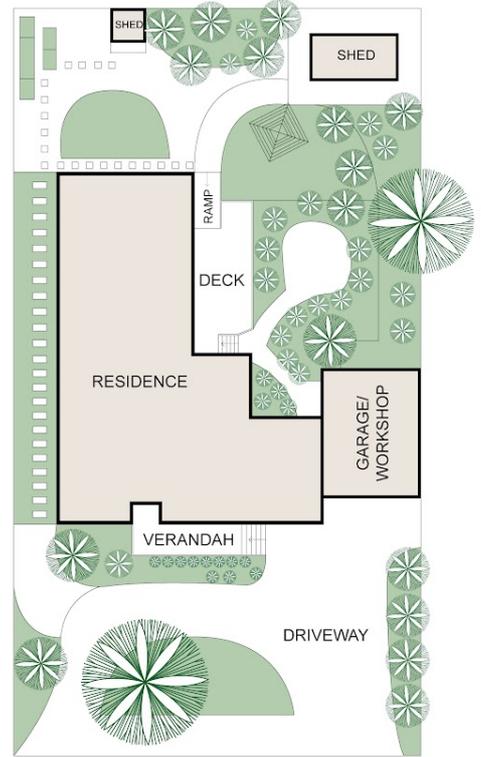• Home Office/Workshop Space

6 BED | 2 BATH | 1 CAR

PRICE:
$1,010,000

OPEN FOR INSPECTION:
N/A

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BEDROOM 5
4.8 x 3.7

BEDROOM 6
3.0 x 3.1

RAMP

ROBE ROBE

BEDROOM 4
3.0 x 4.6

DINING
4.9 x 5.3

DECK

WORKSHOP
5.7 x 2.2

DESK

P'TRY

KITCHEN
3.7 x 4.4

F

DW

GARAGE
5.7 x 5.7

BEDROOM 3
3.0 x 4.6

WM

L'DRY

ROBE ROBE

OV

WC

BATH

ROBE

LIVING
8.1 x 6.9

WIR

ENS

BEDROOM 2
3.0 x 4.1

ENTRY

CUPD

CUPD

MASTER
BEDROOM
3.7 x 4.0

VERANDAH

SHED

SHED

WORKSHOP

RESIDENCE

RAMP

DECK

GARAGE/
WORKSHOP

VERANDAH

DRIVEWAY

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