# 21 STANDBRIDGE PLACE, SPENCE, ACT, 2615

# SOLD

## MORE SPACE, LESS RENOVATION REQUIRED!

Some homes make you choose between extra living space and modern updates. This one gives you both!

Along with separate lounge and dining rooms, there's a family and meals area for everyday living, plus a large sunroom with plenty of storage and space to use however you need it. The kitchen has already been updated and includes a walk-in pantry and clever Euro-style laundry, while the renovated bathroom and second toilet mean two more expensive jobs are already ticked off the list.

Outside, the large covered deck sets the scene for many future family gatherings, while the front and rear ramps add another layer of practicality. It's a home designed to make everyday life easier, now and well into the future.

Tucked into a quiet cul-de-sac beside a children's playground and open parkland, the setting feels wonderfully leafy and removed from the rush of everyday life. The popular Spence Grocer is nearby for pantry top ups, coffee or an easy bite, while Mount Rogers Primary School serves the local area. Public transport and arterial roads are also within easy reach, keeping Belconnen, Gungahlin and the City comfortably connected when you need to venture beyond the neighbourhood.

If extra space is high on your wish list, make sure you see this one before it disappears from everyone else's!

Feature Highlights:
• Front Lounge Overlooking Parkland
• Separate Dining Room
• Timber-Look Floors Throughout
• Renovated Kitchen w/ Soft-Close Cabinetry, Walk-In Pantry & Breakfast Bar
• Integrated Dishwasher, Built-In Microwave, Electric Cooktop
• Separate Family Room (Meals/Study Nook)
• Large Sunroom (Enclosed Verandah) w/ Ample Storage
• Ducted Electric Heating/Cooling (in-floor)
• Additional Split-System AC to Main Bedroom
• Renovated Bathroom w/ Walk-In Shower + Second Toilet

## 3 BED | 1 BATH | 2 CAR

PRICE:
$890,000

OPEN FOR INSPECTION:
N/A

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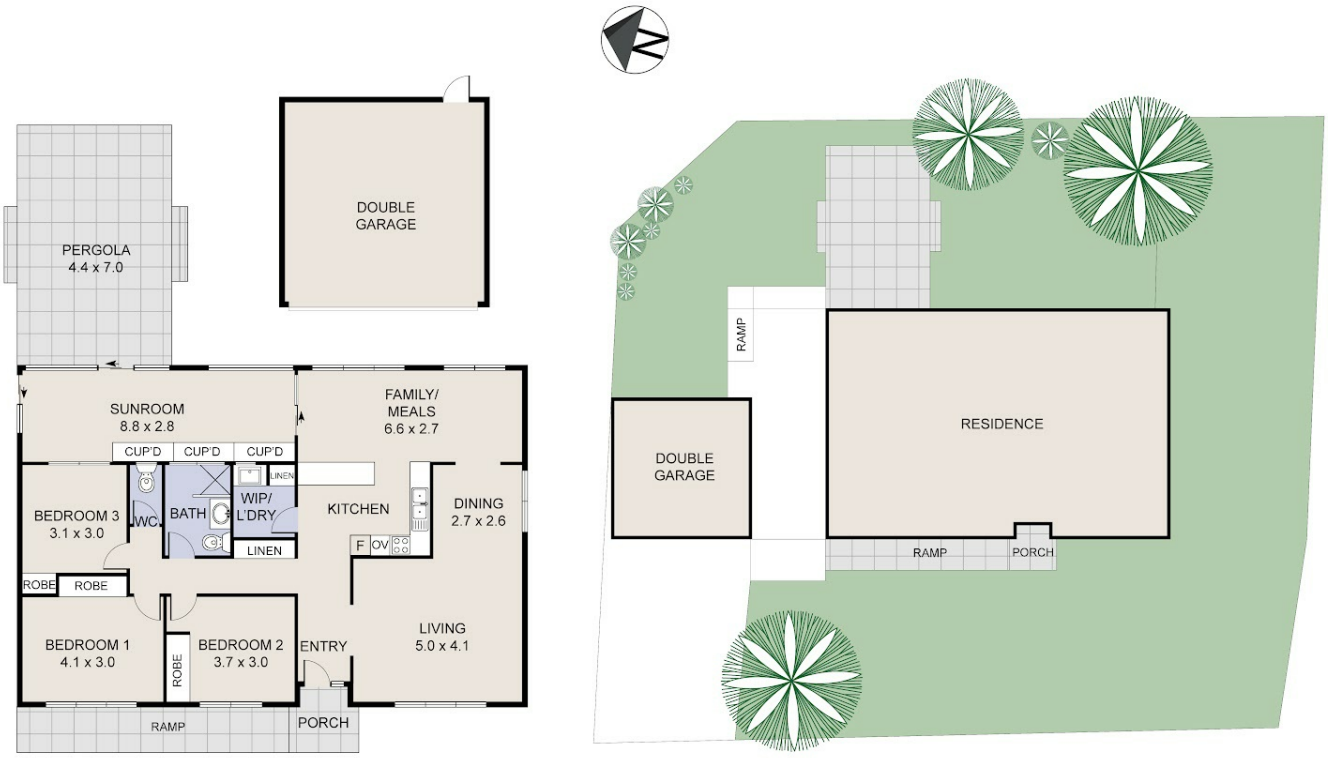


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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