

Sold



**Unit 1, 11 Magrath Cres, Spence**



### Beautifully Presented Home!

Mates Rates Real Estate is delighted to be marketing this quality 3 bedroom, 2 bathroom single level, free-standing home at 1/11 Macgrath Crescent, Spence.

In excellent condition, and complete with quality inclusions, this home will be a true delight to own.

Inside, there is plenty of living space with a large sunny living area and separate family / dining space.

Overlooking the dining / family area is the kitchen, complete with dishwasher, gas-cooktop and plenty of cupboard space.

Leading on is the magnificent deck, which has a sunny aspect and will be perfect for entertaining.

The bathroom is sparkling clean and features a bathtub. Conveniently there is a separate W/C.

Accommodation includes 3 good-sized bedrooms and the master features a walk in wardrobe and private ensuite.

The home is heated by a ducted gas system and there is also a reverse-cycle air-conditioner in the living space and in the master bedroom.

What you will really love are the outdoor areas. The front of the home has been landscaped, and there is a private, secure courtyard accessible from the living space. The back features an additional deck, a garden shed, and there is under-house storage.

3 2 2

**Price** SOLD for \$601,000  
**Property Type** Residential  
**Property ID** 199

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**MATES RATES**  
REAL ESTATE AUSTRALIA

Car accommodation is a single garage with electric door, plus there is a carport at the front of the home.

The location of this home is ideal. It is close parks, and has easy access to shops.

No strata, water is split 40 / 60 with the house at the rear, with 40% being paid by this home.

Features Include:

- 3 Bedroom, 2 bathroom single-level home
- Sunny lounge family and dining spaces
- Large deck plus secure front courtyard
- Great kitchen with dishwasher and gas-cooktop
- Sparkling clean bathrooms
- Ducted gas heating
- Reverse-cycle air-conditioners
- Ceiling fans
- NBN connected
- Single garage with electric door plus carport
- Ideal location with easy access to shops
- Rates \$ 2192 P/A, No Strata, water is split 40/60 in your favour.
- Size 112m2 living plus decks approx., Built 1977 approx.
- EER 1.5

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