

**8 Baylis Place, Charnwood, ACT, 2615**



**House For Sale**

Thursday, 28 November 2024

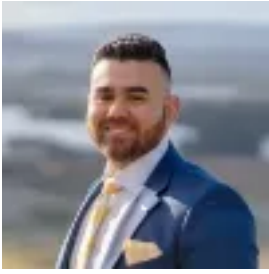
8 Baylis Place, Charnwood, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sebastian Gutierrez

0422184992

## **Perfect for first home buyers, downsizers and investors!**

This recently refreshed family home offers a delightful blend of modern updates and functional living, ensuring a move-in-ready experience for its new owners. Boasting three generously sized bedrooms and two well-appointed bathrooms, the property has been freshly painted and renovated throughout, delivering comfort and style.

The light-filled living area flows seamlessly into the dining and kitchen spaces, creating a warm and inviting hub for family life. The well-equipped kitchen, featuring ample storage and bench space, is ideal for both everyday cooking and entertaining guests.

Step outside to discover a large, elevated wooden deck-perfect for hosting BBQs, relaxing, or simply enjoying the fresh air. This inviting space overlooks an expansive backyard, providing a safe and fun environment for children or pets to play.

Practicality meets convenience with the inclusion of a secure one-car garage, offering parking and additional storage. Situated close to schools, shops, and parks, the home combines comfort and accessibility, making it a perfect choice for families or first-time buyers.

With its thoughtful updates and superb location, 8 Bayliss Place is an excellent opportunity to secure a modern, comfortable home in the heart of Charnwood. Contact us today to arrange an inspection!

### Features:

- 3 Bedroom
- 1 Bathroom
- Freshly painted
- Timber flooring
- Gas cooktop
- Stone benchtops
- Updated bathrooms
- Split system
- Enclosed carport
- Multiple daycares, private & public schooling all within walking distance

### Key figures:

- Built 1975 approx
- Block size 561sqm
- Rates \$2,362
- Land tax \$3,537
- EER 1