

**17 Baddeley Crescent, Spence, ACT 2615**

**MARQ**

**Sold House**

Sunday, 13 August 2023

17 Baddeley Crescent, Spence, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 748 m2**

**Type: House**



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## Contact agent

Conveniently located, and treasured within the one family for almost 50 years, this immaculate 3 bedroom family home provides an ideal opportunity for a wide range of buyers. Perfect for everyday life and brimming with potential, this single level residence offers a flexible layout that is filled with natural light. Set well back from the street on a generously sized 748sqm block, it offers ready made family living at an affordable price.- First time offered for sale in almost 50 years- Immaculate condition throughout- Flexible floorplan with multiple living areas- Generous lounge with sunny aspect- Generous family/meals area with skylight- Separate enclosed sunroom, perfect for relaxing- Updated kitchen, granite benchtops , dishwasher, modern appliances- Updated flooring throughout- 3 generous bedrooms, two with built in robes- Updated main bathroom- Ducted gas heating and large cooling unit- Additional wall mounted gas fire place- Delightfully private outdoor entertaining area onto spacious yard- Awesome timber deck with leafy views- Close proximity to local schools, parks, shops and transport- Private child friendly rear yard- Large double metal garage- Additional single carport- One of Belconnen's most popular suburbs- Very rare and exciting buying opportunity

**Brief Summary-** Year of construction: 1974- Extension: 1986- Bathroom update: 2022- Flooring update: 2014- Internal living area: 138.18sqm- Sunroom: 11.00sqm- Garage area: 37.80sqm- Carport area: 22sqm approx.- Block Size: 748sqm- EER: 2.0- Unimproved Value: \$544,000 (2022)- Rates: \$2,697 p.a.- Land Tax: \$4,318 p.a. (if used as investment)- Rental estimate \$630 - \$670 per week