

**17 Baudin Street, Forrest, ACT 2603**



**House For Sale**

Saturday, 17 February 2024

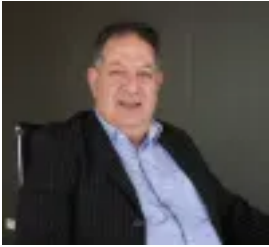
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**Bedrooms: 6**

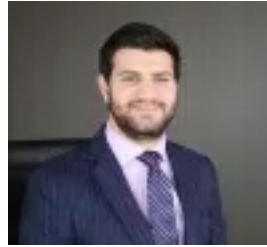
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Bill Lyrstakis  
0262951600



Michael Lyrstakis  
0262951600

## By Negotiation

Nestled behind a screen of discreet hedging with privacy and a perfect Northerly aspect to the rear of this sensational 3,090m<sup>2</sup> land holding is the most wonderful opportunity to renovate or rebuild to taste. Currently offering a sizable home of very generous proportions but in need of major refurbishment. The ground floor comprises a large entry hall with staircase, a very spacious lounge and separate dining rooms, sunny kitchen area, guest bedroom and bathroom areas. On the first floor level are potentially 5 large bedrooms, 2 bathrooms, and a large games room. Various walls and ceilings throughout the home have been taken back to timber joists and rafters and await the new owners touch. The double garage has a small workshop attached and a service WC. This Opportunity for renovation or rebuild is truly outstanding.

EER 0  
Highlights: Stunning blue-chip location  
Large holding of 3,091m<sup>2</sup> approx  
Wide 45m approx. frontage  
Circular driveway  
Superb Northerly aspect to rear of site  
Substantial home perfect for major renovation or rebuild  
Championship size tennis court  
Fireplaces  
Sensational multi generational opportunity