

18 Baddeley Crescent, Spence, ACT 2615

Sold House

Friday, 11 August 2023

18 Baddeley Crescent, Spence, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 892 m2

Type: House



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\$800,000

Delightful, inviting abode sited on a large, level block and one that is sure to pique the interest of the first homebuyer, downsizer or astute investor. The stepped design reveals a light filled, open plan living area, a kitchen, bathroom and laundry with a fresh, modern look and heating/cooling options for year-round comfort. With an appealing street presence, the home is surrounded by delightful, established gardens and the covered outdoor area to the rear delivers the perfect environment for relaxed outdoor living and entertaining. In addition, the backyard offers loads of additional space to extend. Further enhanced by a convenient location. Affording quick access to local shops, local primary and secondary schools, Calvary Hospital and Westfield Belconnen. **HIGHLIGHTS:**-excellent first home, downsizer or investment-renovated kitchen, bathroom and laundry-recently painted internally -timber look flooring in the living areas-slate flooring in the entry-cedar colonial style windows-built in cupboards in the meals area-ducted gas heating-reverse cycle wall unit in the living area-built in robe in bedroom 1-covered outdoor entertaining deck with sliding door access from the kitchen/meals area -deck recently oiled and pergola recently painted -colourbond guttering and fencing-delightful established gardens -recently landscaped backyard with new turf, garden chip, extensively paved areas and feature sandstone walls -single attached carport with automatic roller door **ADDITIONAL INFORMATION:**-Block: 20-Section: 56-EER: 1-Year Built: 1972-Living area: 107.8m²-Block Size: 892m² -Land value: \$544,000 (2022/2023)-Land Rates: \$2,574 per annum-Land Tax: \$4,175 per annum (paid only if leased)All measurements and values are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.