

# 19 Baden Close, Kahibah, NSW 2290



## House For Sale

Tuesday, 6 February 2024

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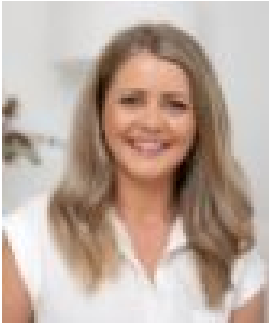
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Stephanie Jordan

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## Guide \$1,150,000

Freestanding and occupying a coveted cul-de-sac location, this dual-level home represents the kind of low maintenance, modern living that is so desirable in this much-loved and tightly-held suburb. Cleverly designed to meet the needs of couples through to young families, the ground floor is dedicated to open plan living with a powder room and laundry while upstairs is reserved for three bedrooms and two bathrooms with another living area (or possible 4th bedroom) and separate study nook. Neutral interiors offer a sense of contemporary ease and the ground level flows to a covered alfresco terrace and a generous and leafy backyard, perfect for alfresco dining or a quiet morning coffee. Located for convenience, this address has everything from beaches to shopping and local cafes at your fingertips, combining a quiet lifestyle with daily convenience. \* Tiled open plan living encompasses an island kitchen and flows to an alfresco setting \* Stone benchtops, a gas cooktop, dishwasher and WIP appoint the kitchen \* Lovely top floor-living area has the look and feel of a retreat and tree-top views \* Three upper-level bedrooms, main with walk-in robe, others with built-in robe \* Modern main bathroom with bath, stylish ensuite, powder room downstairs \* Useful study nook; ducted air-conditioning, laundry with outdoor access \* Drive-up access to a double garage with direct internal entry \* Stroll to Kahibah Public School and an easy walk to Sherwood Coffee and village shops \* 1.4km to Dudley Beach; 2.4km to Charlestown Square and its cinema complex Council Rates: \$552.00 PQ approx Water Rates: \$265.00 + Usage PQ approx Community Rates: \$279.00 PQ approx Rental Potential: \$800 - \$850 PW Whilst Lisa Macklin Property has taken all care preparing this advertisement and the information contained has been obtained from sources that we believe to be reliable, Lisa Macklin Property does not represent, warrant, or guarantee the accuracy, adequacy, or completeness of the information. Lisa Macklin Property accepts no liability for any loss or damage resulting from reliance on this information and interested parties should make their own independent investigations.