

**30 Baynton Street, Richardson, ACT 2905**



**Sold House**

Thursday, 16 November 2023

30 Baynton Street, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 802 m2**

**Type: House**



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**\$791,000**

This charming house is the perfect place to call home. With three bedrooms and a self contained studio, this property offers plenty of space for a growing family. Situated on a generous 802sqm block, this house boasts a spacious and well-maintained interior. The open plan living areas create a welcoming atmosphere, perfect for entertaining guests or spending quality time with family. The modern kitchen is equipped with a dishwasher, making meal preparation a breeze. Additional features include built-in robes, reverse cycle air conditioning, and a split system air conditioner for year-round comfort. Currently the work shop at the rear of the garage is used as a self-contained studio, offering endless possibilities for use as a home office or even a teenage retreat. The fully fenced backyard provides a safe and private space for children and pets to play, while the outdoor entertaining area is ideal for hosting summer barbecues and gatherings. The surrounding neighborhood is peaceful and family-friendly, with easy access to local amenities and schools. The property is conveniently located near parks, shops, and public transport options, ensuring that everything you need is within reach. • Living: 120.6sqm • Garage: 23.82sqm • Carport: 28.56sqm • Laundry: 7.2sqm • Workshop/bathroom: 27.48sqm • Block: 802sqm • UV: \$451,000 approx (2023) • Rates: \$2,556pa approx • Land Tax: \$3,989pa approx • EER: 1.5 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.