

**38 Bayley Street, Narrabundah, ACT 2604**

**CIVIUM**

**House For Sale**

Wednesday, 12 June 2024

38 Bayley Street, Narrabundah, ACT 2604

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 781 m2**

**Type: House**



Josh Finnigan  
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## Auction 27/06/24

Nestled in the heart of the sought-after suburb of Narrabundah, 38 Bayley Street offers a unique opportunity to buy into this tightly held location. Positioned on a quiet street, this charming residence is ideal for families, investors, and those looking to capitalize on the potential of this fantastic area. The home boasts a generous living room filled with natural light, providing a comfortable space for relaxation and entertainment. The kitchen is equipped with ample storage and bench space, perfect for preparing family meals or hosting friends. The 3 bedrooms are located upstairs ensuring plenty of privacy and are serviced by the spacious main bath. The expansive backyard offers a blank canvas for landscaping, gardening, or future extensions. It's an ideal space for children to play or for entertaining guests. Enjoy the peacefulness of a quiet street while being just moments away from local shops, cafes, schools, and parks. The vibrant Manuka and Kingston precincts are also within easy reach, offering an array of dining and entertainment options.

Features- 3 Comfortable bedrooms- Spacious Bathroom- Prime location in the heart of the inner south- Large kitchen- 810m<sup>2</sup> block with minimal trees- Minutes from Manuka and Kingston Precincts- Block Size: 782m<sup>2</sup>- House Size: 119m<sup>2</sup>- Rates \$1354pq Approx- Land Tax \$2536pq Approx- EER - 2 Stars

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