

**31 Patey St, Campbell, ACT, 2612**



**House For Sale**

Saturday, 28 September 2024

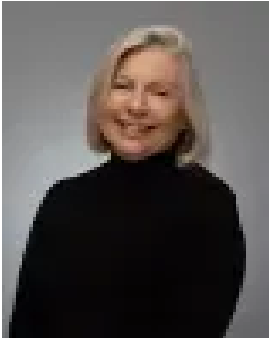
31 Patey St, Campbell, ACT, 2612

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Debbie Maddigan  
0262952433

## Charming Four-Bedroom Home with Endless Potential - 31 Patey Street, Campbell

Nestled in a peaceful corner of Campbell, this quaint four-bedroom, two-bathroom home at 31 Patey Street is bursting with character and opportunity. With freshly painted interiors and a thoughtful layout, it's the perfect canvas for your dream lifestyle.

Step inside and you'll be greeted by a spacious living room that leads into the bright, renovated kitchen-ideal for home cooks and entertainers alike. The adjoining dining room features sleek floating floors, adding a modern touch, while the family room showcases a striking raked wooden ceiling for a warm, rustic ambiance.

Each of the four bedrooms is carpeted for added comfort, offering a cozy retreat after a long day. The home's two bathrooms provide practicality and convenience, making it perfect for growing families or guests.

Outside, the large rear deck invites you to relax and enjoy the serene garden views-perfect for morning coffees or weekend barbecues. A double garage and additional off-street parking complete the picture, offering ample space for cars and storage.

### Inclusion List:

- Floor size 130 sqm (approx).
- Four bedrooms.
- Two bathrooms.
- Secure double lock up garage.
- Reverse cycle heating and cooling.
- Renovated kitchen.
- Timber raked ceilings.
- Ample parking.
- Outdoor patio ideal for entertaining.

Whether you're looking to move straight in or add your personal touch, this home is full of potential. Don't miss your chance to own a gem in the sought-after Campbell neighborhood.

Close to local shops, restaurants, coffee shops, doctors, dentist, pharmacy, hairdressers and Lake burley griffin. Contact us today to arrange a viewing and explore the possibilities at 31 Patey Street.

Rates: \$6,158 (approx) per annum