



Sold



## 8 Bailey Avenue, Claudelands

Unfolding over a sprawling 1074sqm landscape, your immaculate property excels for space with a total floorplan of 239sqm, comfort, and all-round convenience in a tightly held Claudelands neighbourhood close to everything. White front gates open to a hedge-lined driveway leading to your private home ensconced in nature. Trim lawns, groomed gardens and mature trees create a park-like ambience and the large forecourt and courtyard ensure space aplenty for outdoor pastimes. Effortless living and year-round entertaining are par for the course. You'll love spending time outdoors in the sun-drenched environment hosting family and friends. Cooking for a crowd is easy thanks to a bright, spacious, modern kitchen that dishes up two wall ovens, and loads of drawers, cupboard and bench space. Peel back the large sliding doors and enjoy the vibrant indoor-outdoor aspect. Sit back on summer days with a cool drink, fire up the barbecue, soak up the peace and simplicity of the beautiful environs, and plan where to place your swimming pool. The flexible layout features two generous living zones flanked by decks, a study, a guest powder room, a full bathroom, separate laundry and five bedrooms, including a master wing. Storage capacity is impressive.

Land area	1074 m <sup>2</sup>
Floor size	210 m <sup>2</sup>
Rates	\$4,628.96



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