

WELCOME TO
34 Baillie Street



WOOLCOTT
REAL ESTATE



Urban Living Awaits

Welcome to this charming end-unit townhome just steps from one of Hamilton's most vibrant streets, with restaurants, cafés, boutiques and GO Train access nearby. Fully updated since 2023, this bright, move-in-ready home features stylish finishes throughout. The living room is warm and inviting, filled with natural light from the end-unit layout and enhanced by new flooring.





1,033 Sq. Ft.



\$4,109 / 2025



2



2+1





Entertain with Ease

The dining area is both functional and welcoming, ideal for everyday meals or entertaining guests. Nearby, the convenient main floor two-piece bathroom has been well maintained, adding practicality for everyone.





Modern Kitchen Space

The kitchen has been thoughtfully updated with all-new appliances installed in 2023. Designed for both efficiency and style, it offers ample workspace and storage, making meal prep and hosting a breeze.





Restful Retreats

Upstairs, the second level has been completely redesigned to maximize comfort and functionality. The fully renovated bathroom is a standout feature, showcasing a fresh, modern design.





Lifestyle & Location

Enjoy peace of mind with a new furnace and A/C (2024), upgraded attic and kitchen insulation and a converted main water line from lead to copper. Exterior improvements include a new asphalt driveway (2024), new front porch and back deck (2025), fresh landscaping (2025) and updated front and back doors with keypad entry.



Room Measurements

MAIN LEVEL

Living Room	9'5" X 18'10"
Dining Room	10'6" X 14'9"
Kitchen	10'9" X 15'0"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	14'5" X 9'3"
Bedroom	10'9" X 14'0"
Bathroom	4 Piece

LOWER LEVEL

Bathroom	4 Piece
Laundry	
Storage	





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BROKER

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