

**13/34 Christmas Street, Theodore, ACT 2905**

**McIntyre**  
PROPERTY

**Sold Townhouse**

Sunday, 13 August 2023

13/34 Christmas Street, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**

**\$611,000**

We have an incredible opportunity for you to own a great townhouse in the heart of convenience. Step into this light-filled townhouse, featuring a seamless flow from the formal living area to the kitchen and meals zone. Experience the joy of abundant natural light that brightens up your living space, creating a warm and welcoming ambiance for you and your loved ones to relax and unwind. The kitchen will be a winner with plentiful cupboard and bench space, you'll have all the room you need to store your kitchen essentials. The peninsula bench is not only perfect for meal preparations but also doubles as a cozy spot for bar stools, making it ideal for socializing. Prepare delightful meals with ease using the freestanding oven and cooktop. The kitchen also features a good-sized pantry, giving you ample room to organize your food items and kitchen appliances. Rest and recharge in the comfort of good-sized bedrooms, bedrooms one and two with built-in robes to keep your belongings neatly arranged. No matter the season, you can maintain the perfect temperature indoors with the reverse cycle split system, ensuring you stay comfortable all year round. Easy care gardens, ready for your personal touch. Parking will never be an issue with a convenient single garage and additional parking space, accommodating all your vehicles and ensuring your guests always have a place to park. This townhouse is nestled in a good complex, offering easy access to public transport, a variety of schools to choose from, and nearby shopping centres for your convenience. Don't miss this golden opportunity to secure your first home or invest in a property with tremendous potential. Act fast and make this townhouse yours today! Contact us now for more information and to arrange an exclusive viewing. Call Colin today to find out how to make this house your next home. Features Include: • Light filled formal lounge room • Functional kitchen with free standing oven and cooktop • Reverse cycle split system • New carpet, new paint throughout, new blinds installed • Good sized bedrooms with built-in robes • Separate laundry with external access • Nice courtyard space ready for you to add your own touches • Single garage plus extra car parking space • Great location • Close to public transport and a choice of schools

Outgoings & Property Information: Living size: 95.2 sqm Block size: 345 sqm Rates: \$2,318.24 per annum Body Corporate fees: \$2,540.00 per annum Land tax (if rented): \$2,917.96 per annum Year Built: 1991 EER: 3.0 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.