

# 133 Chippindall Circuit, Theodore, ACT 2905

## Sold House

Saturday, 17 February 2024



133 Chippindall Circuit, Theodore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 880 m2

Type: House



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**\$855,000**

Imagine a home that seamlessly blends functionality with style, ready for you to move in and add your own personal touches over time. Nestled atop an expansive 881m<sup>2</sup> block on a prestigious elevated street in Theodore, this impeccably maintained family haven offers a generous 165m<sup>2</sup> of living space. From the moment you step inside, the impeccable quality and thoughtful design of this home cater to the needs of family life, promising a lifestyle of comfort and convenience. Upon entry, natural light floods the space, accentuating the sense of openness and warmth. Designed with family living in mind, the residence boasts multiple living areas, including a spacious formal lounge room, dining area, and family and meals room, all centred around a well-appointed kitchen – the heart of the home. Step into modern luxury with renovated bathrooms featuring floor-to-ceiling feature tiling, separate bath and shower in the main bathroom, and a separate toilet for added convenience. The master bedroom indulges with a walk-in wardrobe, while the remaining three bedrooms offer ample storage with built-in robes. Experience year-round comfort with ducted heating throughout the home. A single carport, partially enclosed, provides direct access to the home, while a drive-through leads to the double metal garage in the backyard, offering additional parking or storage options. Step outside from the family room into the expansive enclosed backyard, predominantly grassed, providing ample space for children and pets to play or the opportunity to create your dream outdoor oasis. Elevated in position, this prime location ensures easy access to Theodore Primary School, Theodore shops, Calwell High School, Calwell shops, and numerous bus stops within strolling distance. Your next move awaits at 133 Chippindall Circuit, Theodore – where comfort, convenience, and community come together seamlessly.

**The Lifestyle:**

- Theodore Primary School
- Dyett Playground
- Calwell Shopping Centre
- Tuggeranong Hill Nature Reserve
- South Point Shopping District

**The Perks:**

- 4 bedroom ensuite home with surrounding mountain views
- Located in a quiet private elevated street with stunning outlook
- Flexible floorplan offering multi-purpose use & segregated living
- Large kitchen with gas burner cooktop, electric oven, range hood + dishwasher
- Spacious master bedroom with walk in robe & renovated ensuite
- Well sized bedrooms fitted with built-in robes
- Main renovated bathroom with floor to ceiling tiles, bath tub, shower + vanity
- Ducted gas heating throughout
- Single drive through garage & double metal garage
- Large rear yard with grassed area & scope for gardens
- Enclosed backyard safe & secure for the kids or pets
- Well-positioned close to schools, shops & transport

**The Numbers:**

- Internal living space: 165.70m<sup>2</sup>
- Garage: 34.77m<sup>2</sup>
- Carport: 24.44m<sup>2</sup>
- Block: 880m<sup>2</sup>
- EER: 4 Stars
- Land value: \$475,000 (2023)
- Rates: \$2,716 approx.
- Build: 1990

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.