

14 Weavers Crescent, Theodore, ACT 2905



House For Sale

Friday, 8 March 2024

14 Weavers Crescent, Theodore, ACT 2905

Bedrooms: 5

Bathrooms: 2

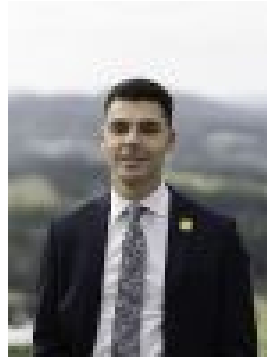
Parkings: 2

Area: 1170 m2

Type: House



Alec Brown
0406866007



Kaine Walters
0450146538

Auction 27/03/2024

Welcome to 14 Weavers Crescent, Theodore, where luxury seamlessly blends with tranquillity. This substantial 5-bedroom family home nestled against the serene backdrop of Tuggeranong Hill Reserve offers a haven for families seeking space, comfort, and privacy. Spanning an impressive 232m² of internal living space, the residence boasts multiple living areas, including a spacious master bedroom complete with an oversized built-in robe and ensuite, providing a peaceful retreat for homeowners. Step into the backyard oasis and discover the epitome of relaxation with a superb inground solar-heated pool, perfect for year-round enjoyment. Bask in the breathtaking mountain views that grace the landscape, creating a picturesque setting that captivates the senses. Privacy is paramount in this secluded sanctuary, enveloped by lush greenery and the soothing sounds of nature. Convenience meets functionality with ample off-street parking, ensuring effortless arrivals and departures for the entire family. Situated in the highly sought-after Theodore neighbourhood, residents benefit from proximity to Tuggeranong Town Centre, renowned schools, parks, and recreational facilities. Easy access to major transport routes facilitates seamless commuting to Canberra CBD and beyond. Ideal for growing families seeking a harmonious blend of luxury and lifestyle, 14 Weavers Crescent offers the perfect canvas for creating cherished memories for years to come. Don't miss the opportunity to make this exceptional residence your forever home.

Property Features:

- Various spacious living areas including a formal dining, lounge and rumpus room
- Open plan meals and kitchen
- Central sunroom brings extra warmth to the floor plan with year round versatility
- Private entertaining deck at the rear of the house
- Separated master suite with ensuite
- Four generous sized bedrooms all with built in robes
- Backing a peaceful reserve with walking/ running and bike trails
- Rates: \$2,840pa
- Land Tax: \$4,650pa (Investors only)
- UV: \$507,000 (2023)
- Living: 232.35sqm
- Garage: 46sqm, Workshop & storage: 23.25sqm
- Block: 1169sqm
- EER: 4.0
- Built: 1989

Close Proximity To:

- Tuggeranong Nature Reserve
- Theodore Primary School
- St. Francis of Assisi Primary School
- Calwell High School
- Tuggeranong South Point
- Calwell Shopping Precinct
- Calwell Playing Fields, ovals playgrounds
- Local convenience store
- Public Transport & Arterial roads

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.