

# 144 Lawrence Wackett Crescent, Theodore, ACT 2905



## Sold House

Sunday, 10 March 2024

144 Lawrence Wackett Crescent, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$630,000**

Neat and inviting – this single level townhouse in the Greenvale Park complex, is in close proximity to so many amenities. Beautifully presented with new carpet, fresh paint, modern bathroom, and easy-care gardens, it is sure to pique the interest of first home buyers, downsizers, or savvy property investors. Light-filled living areas offer the option of a lounge/dining and separate family room or enjoy a large lounge room with the meals area off the kitchen. The fully enclosed rear yard provides the perfect blend of grass and garden to potter or play and entertain without the need to spend valuable weekend time maintaining it. Perfect for those seeking convenience and an easy care, low maintenance lifestyle – this gem needs to be seen to be appreciated. HIGHLIGHTS:-single level home-new carpets-freshly painted-renovated bathroom and separate toilet-reverse cycle air-conditioner-ceiling fans-garden shed-Colorbond fencing-low maintenance secure yard-single carport with storage-additional single car space Proximity to:-Theodore Primary and Pre-Schools-St Francis of Assisi Primary School-Calwell High School-Theodore local shops-Calwell Shopping Centre-Calwell Club-public transport-access to Monaro Highway ADDITIONAL INFORMATION:block: 4 Section: 699 units Plan: 632 living area: 96.41m<sup>2</sup> block size: 273m<sup>2</sup> year Built: 1990 land rates: \$630.48 p/q land tax: \$800.29 p/q (if leased) body corporate: \$544.29 p/q rental appraisal: \$510 - \$530 per week (approx.)\*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.