

17/67 Ern Florence Crescent, Theodore, ACT 2905

Sold Townhouse

Friday, 1 September 2023

17/67 Ern Florence Crescent, Theodore, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 96 m2

Type: Townhouse



Mark McCann
0423900640

\$640,000

Conveniently located in a quiet complex, adjacent to the local oval and within walking distance to the public primary school. This move in ready, three bedroom home is sure to appeal to a variety of buyers spanning from first home owners, downsizers and investors looking for a quality home. The clever and compact floorplan provides a great combination of living spaces including a light filled lounge room upon entry plus a separate family/dining space off the kitchen that accommodates effortless entertaining with direct access outside to the covered pergola. The kitchen provides good storage, including a pantry, electric cooking and a small breakfast bar ideal for the kids. Neutral tones throughout paired with updated floating flooring in the main living spaces provide a sense of warmth while ceiling fans along with a split system allow for year-round climate control. Each of the three bedrooms are a great size, with ceiling fans and built in robes. The bedrooms share convenient access to the family bathroom that provides a shower, vanity and freestanding bathtub. For your convenience, a separate toilet is provided. If you have been looking for a smaller home, but do not wish to compromise on your outdoor spaces, this home could be the answer you are looking for. The spacious backyard is fully enclosed, for your privacy and security, and includes a generous, paved entertaining area with covered pergola to share with friends and family. The tidy yard is a blank canvas for those wishing to develop further, with plenty of lawn space for kids and pets to play. There is a semi-enclosed carport with internal access via the laundry plus an additional car space next to the carport so you can comfortably park two vehicles at the property. Conveniently located you are within walking distance to the local bus stop, and a short drive sees you on the Monaro Highway for an easy commute around Canberra.

- Low maintenance three bedroom townhouse
- Light filled, separate lounge with split system
- Kitchen with pantry, breakfast bar, electric cooking
- Three bedrooms with built in robes, ceiling fans
- Low maintenance yard, covered entertaining area
- Carport with internal access, additional car space
- Walk to school, bus stop, local shops and oval

Rates \$2,432p.a (approx)* Land Tax \$3,020p.a (investor only)* Body Corporate \$1,960p.a (approx) The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.