

# 18 Louis Loder Street, Theodore, ACT 2905



## House For Sale

Thursday, 9 May 2024

18 Louis Loder Street, Theodore, ACT 2905

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 821 m2**

**Type: House**



Andrew Thorpe  
0402017912



Ben James  
0448445841

## Auction

This adaptable home, with the dining room currently transformed into a fourth bedroom, is a great option for families seeking space and adaptability. Situated on an 821sqm block, the property provides plenty of room to work with, featuring a generous front deck and a large open-air back deck. Inside, the lounge area features a bay window, bringing in natural light and providing a cozy space to relax. The kitchen and family meals area has practical laminate floors and built-in storage, with a Whirlpool gas cooktop and Westinghouse oven. This area provides direct access to a spacious open-air back deck, ideal for outdoor entertaining or simply enjoying a meal with family while overlooking the garden. This versatile home also offers three good-sized bedrooms - one with a built-in robe and the other two with free-standing wardrobes. The dining room has been partitioned from the lounge, providing flexibility for use as a study or even an additional bedroom. The family bathroom is equipped with a bath, shower, vanity, and a separate toilet, providing convenience for a bustling household. The laundry, with its ample storage, opens directly to the backyard. With ducted gas heating and evaporative cooling, you can enjoy year-round comfort, while the Rinnai continuous flow gas hot water system ensures you always have a reliable supply of hot water. The backyard is functional, with established plants and fruit trees in planter boxes it is enclosed by Colorbond fencing with double gate access from the front, which provide privacy and security. The property comes with two garden sheds for additional storage, which would be useful for keeping your tools or other household items. The neighbourhood offers a variety of outdoor activities, featuring nearby bush trails perfect for hiking and mountain biking, along with a kids' playground for family fun. Plus, you're just a quick drive from local schools, Calwell Shops, Tuggeranong Town Centre, and the Monaro Highway, providing easy access to everything you need. This property could be a good starting point for a family looking for space and the potential to make it their own. EER 2.0

Why this home is solely for you:

- \* Well-presented three bedroom (or four with the former dining room being utilised as a bedroom) home
- \* Generously proportioned 821sqm block, easy to manage and maintain
- \* ModWood landing deck off the front of the home, with built-in bench seating, leads to the front door
- \* Cozy lounge haven with an inviting bay window, offering a perfect spot for relaxation
- \* The kitchen/family/meals area features laminate floors and built-in storage, and provides direct access to a spacious open-air back deck, offering a view of the garden and surroundings
- \* Seamlessly positioned between the formal and informal living spaces, the well arranged kitchen boasts ample storage, expansive countertop space, and is equipped with a Whirlpool gas cooktop and a Westinghouse oven
- \* Three good sized bedrooms, one with a built-in robe the two others with free-standing robes
- \* The dining room has been walled off from the lounge offering versatility to function as a potential study or fourth bedroom
- \* The family bathroom has a bath, shower, vanity and separate toilet
- \* Practical and efficient laundry with storage
- \* Experience comfort all-year-round with ducted gas heating and ducted evaporative cooling
- \* A Rinnai continuous flow gas hot water system with remote temperature control allows for long showers
- \* The backyard features a grassy area and established plants, including fruit trees arranged in planter boxes, all surrounded by Colorbond fencing with double gate access from the front
- \* Two garden sheds to safeguard garden tools or household items
- \* Bush trails for hiking and mountain biking are easily accessed from up the street and a kids playground is close-by
- \* A short drive to local schools, Calwell Shops, Tuggeranong Town Centre, South.Point Tuggeranong and easy access to the Monaro Highway