

**19 Chippindall Circuit, Theodore, ACT 2905**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 936 m2**

**Type: House**



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**\$720,000**

Nestled in a picturesque tree-lined street minutes from Lanyon Marketplace, this well maintained three bedroom home is filled with possibilities for growing families and first home buyers. Set in enchanting park like surrounds, this home has been lovingly cared for by the same family for generations. Now it's your turn to enjoy this much loved home. Move straight in and watch your investment grow, modernise with simple updates or unlock the potential and expand to create your dream home on the expansive 936m<sup>2</sup> block. Bathed in afternoon sun, the lounge and dining room create a welcoming space for the family to relax and unwind. The kitchen and family room form that all important second living area, featuring ample bench and storage space and space for a second lounge. The family room opens onto a paved outdoor entertaining area, where you can soak in the stunning surrounds of the cottage gardens awash with daffodils, blossoms and mature shrubs. The sheer size of this flat block will blow you away, with space for an extension, a pool and garage. Three bedrooms provide options for families including the large master with built-in robes and garden views, and additional bedrooms offering plenty of space for children, a home office or guest room, all serviced by a practical family bathroom. Located in a prime position, you'll love the proximity to local schools, parks, and walking trails, with Lanyon Marketplace, public transport, and link roads into the city just moments away. Whether you're after a first home, a foothold in the market or the opportunity to create your dream home you won't want to miss this opportunity. Features:- Well cared for 3 bedroom, 1 bathroom home on enormous 936m<sup>2</sup> block- Potential to move straight in and enjoy, renovate or extend- Welcoming lounge and dining room and separate family room - Well maintained kitchen with electric oven and eat-in kitchen bench - Generous master bedroom with built-in robes and full length windows - Two additional bedrooms, one with built-in robe - Practical family bathroom with separate bath and shower - Spacious paved undercover entertaining area - Enormous back yard with irrigated landscaped flower bed, mature trees and garden shed- Air conditioning to lounge with fans in living and master- Full sized laundry with rear access- Single carport, side access and plenty of additional parking - Conveniently located near shops, transport, schools and main link roads- Living space: 107m<sup>2</sup> - Block size: 936m<sup>2</sup> - House built: 1989- Rates: \$2555 per annum- Land Tax: \$3566 per annum (if applicable) - EER: 1.5 Stars - Rental estimate: \$590 - \$600 per weekDisclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.