

**2/71 Ern Florence Crescent, Theodore, ACT 2905**



**Townhouse For Sale**

Friday, 12 April 2024

2/71 Ern Florence Crescent, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Townhouse**



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**\$675,000+**

Nestled in the tree-lined streets of Theodore, this freestanding home is the perfect package for first-time buyers seeking space, practicality and comfort. Minutes from shops, schools and parkland, this lovely home offers an easy-care lifestyle across 3 large bedrooms, open plan living and big back yard. Bathed in natural light, the north facing lounge enjoys all day sun through full length windows overlooking the well-established front gardens. The kitchen and dining area is warm and homely, with plenty of bench and cupboard space and an eat-in kitchen bench. The family meals area opens out onto a large paved undercover entertaining space where you can enjoy year-round barbecues with friends overlooking the lush green lawn. Down the hall are three good-sized bedrooms, providing options for growing families and downsizers alike. The master includes wall-to-wall built-in robes and garden views, creating a generous retreat. The other two bedrooms are ideal for kids or a home office, serviced by a practical family bathroom. Located in a friendly neighbourhood, you'll love having local ovals, parks and walking trails so close, while Lanyon marketplace, schools, public transport and link roads are only minutes away. Whether you're after a first home, foothold in the market or the opportunity to downsize with ease, you won't want to miss this opportunity.

**Features**

- Spacious perfectly maintained 3-bedroom, 1-bathroom home
- Light and airy living and dining room
- Open plan kitchen and family meals area with electric oven, cooktop and eat-in kitchen bench
- Generous master bedroom with built-in robes and full-length windows
- Two additional bedrooms, one with built-in robes
- Practical family bathroom with separate bath and shower
- Reverse cycle heating and cooling, fans to master and family meals area
- Full sized separate laundry
- Spacious paved undercover entertaining area
- Large back yard with Colorbond fencing and garden shed
- Single enclosed carport with internal access and additional carport plus storage
- Conveniently located near shops, transport, schools and town centre
- Living space: 96m<sup>2</sup>
- Enclosed carport: 25m<sup>2</sup>
- Block size: 316m<sup>2</sup>
- House built: 1990
- Body Corporate: \$541 per quarter
- EER: 2 stars
- Rental estimate: \$580 - \$600 per week

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