

2 Ern Florence Crescent, Theodore, ACT 2905

LUTON

Sold House

Friday, 1 September 2023

2 Ern Florence Crescent, Theodore, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Melissa Von Der Burg
0261763448



Gabbi Kalthofen
0261763448

\$640,000

Melissa & Gabbi from Luton Properties are excited to present to market 2 Ern Florence Crescent, Theodore. Immaculately presented, this single level, low maintenance three-bedroom home, situated on a 487m² corner block across from a small reserve is the perfect opportunity for first homeowners, young families, investors, and downsizers alike. Offering three bedrooms of accommodation, with a two-way bathroom designed to ensure convenience for both the main bedroom and guests. Stepping outside you can enjoy the entertaining pergola and deck, the perfect setting for hosting gatherings, barbecues, or simply enjoying the outdoors in comfort and style. Positioned within footsteps of the Lanyon Shopping District, Lanyon Schools, nature reserves, mountain trails and is only a short commute to Southpoint Shopping Centre with plenty of public transport options, award winning restaurants, public service departments and Lake Tuggeranong. If a low maintenance lifestyle is what you are after, this property is for you. You can make it your own, or just move right in. An exceptional opportunity not to miss!

Property Features: 3 Bed | 1 Bath | 1 Carport
Three-bedrooms, two with built in robes
Updated two way main bathroom with separate toilet and main bedroom access
Spacious Kitchen with updated appliances – Westinghouse Oven & Grill, Gas cooking & Rangehood, Fisher and Paykel Dishwasher & Fridge
Ceiling fans throughout
Newly installed ducted reverse cycle air conditioning
Block out blinds throughout
Entertaining pergola and deck
6.6kw Solar System (21 Panels)
2 x garden sheds
5 x Raised garden beds
Single carport
Easy walk to shops, schools, and public transport
10-minute drive to Southpoint shopping centre
Block Size: 487m²
Living Size: 97m²
Carport Size: 18m²
Rates: \$2,329 per annum
Land Tax (If Rented): \$3,460 per annum
UV: \$407,000
Built: 1989
EER: 3 Stars
Suburb Snapshot: Enjoy living close to bushland and local wildlife, and don't mind a longer commute? Theodore in Tuggeranong is a quiet suburb, tucked off by itself. The suburb's range of almost exclusively houses offers a more affordable living option to many other parts of town. The area has a strong community feel, where most people know one another and neighbours still regularly chat. The small Theodore Shops offers the basics, or Lanyon Marketplace is a short drive away for a more substantial shop. Theodore is surrounded by a fire trail leading to a number of picturesque walks, so it's easy to get out and enjoy some fresh air and a dose of nature. A short walk from home and you can expect to see kangaroos, cockatoos and kookaburras.

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding 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.