

23 Tregear Close, Theodore, ACT 2905

LUTON

Sold House

Friday, 29 September 2023

23 Tregear Close, Theodore, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 635 m2

Type: House



Tim and Justine Burke
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Contact agent

Tucked away in a quiet location at the end of a cul-de-sac in Theodore, this delightful three-bedroom home is perfectly suited for downsizers and families. Move-in ready and lovingly presented, its cosy ambience will inspire those seeking a comfortable and low-maintenance lifestyle. The single-level property provides separate living spaces. The lounge room with triple-aspect windows is light-filled and roomy enough to accommodate a dining or study area. The open-plan family living zone is the heart of the home. The gorgeous, modern renovated kitchen has stone bench tops, induction cooktop, Bosch dishwasher, good storage plus pantry – and it overlooks the great-sized family meals area. The three bedrooms have built-in wardrobes. The main is segregated at the front of the home, while the remaining two bedrooms are in the rear section which also includes the original, neat bathroom with bathtub and separate toilet, and the separate laundry. Ducted gas heating and evaporative cooling provide interior comfort all year round. The family living space leads out to a covered and tiled entertaining area, while the private rear yard surrounded by Colorbond fencing is totally easy-care, with lovely shade provided by mature trees, and includes a garden shed. There is ample car accommodation in the huge double garage. There is no immediate neighbour on one side of the property with an adjoining small reserve and path leading to parkland and the Theodore Primary School/neighbourhood oval just metres away. This is a fantastic location for children, with St Francis of Assisi's Primary School and Calwell High School also within walking distance. The comprehensive amenities of the Tuggeranong precinct are less than 10 minutes' drive away. Features: - Quiet location at the end of a cul-de-sac - Good-sized, single-level three bedroom home with segregated main bedroom - Separate living areas - Beautifully renovated modern kitchen - Ducted gas heating and evaporative cooling - Good yard space - Covered outdoor entertaining area - Double garage - Walking distance to primary and high schools EER: 3.5 Land Size: 635m² Living Size: 118.5m² (approx.) Garage Size: 53m² (approx.) Land Rates: \$2,700 p.a (approx.) Land Value: \$510,000 (approx.)