

**25/12 Burdett Crescent, Theodore, ACT 2905**

**McIntyre**  
PROPERTY

**Sold Townhouse**

Friday, 11 August 2023

25/12 Burdett Crescent, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 99 m2**

**Type: Townhouse**

**\$605,000**

Situated in a fabulous location close to the local shops, primary school, and public transport stops, this fabulous three-bedroom townhouse is one you must see. The home has an attractive design that provides separate living areas, a spacious kitchen, and lovely sized bedrooms. The home is nicely and privately tucked away. The front courtyard has secure entry, the rear courtyard has a covered pergola and is a superb area for outdoor dining, barbecues or just relaxing. Other features include a reverse cycle air conditioning unit, single garage and much more. This would be ideal for a first home buyer, downsizer or someone looking at an investment. It's affordable and a great place to enter the market. Call today to arrange your inspection.

- Three bedrooms
- Single garage
- Separate living areas
- Reverse cycle air conditioning unit
- Great sized bedrooms
- Rear courtyard with pergola
- Secure front courtyard
- Close to local shops, primary school and public transport stops
- Ideal first home, downsizer or investment

EER 2.5

Outgoings & Property Information: Living size: 99.74sqm UCV: \$137,020 Rates: \$1,283.38 per annum Body Corporate fees: \$1,581.40 per annum Land tax (if rented): \$1,444.35 per annum Expected rent: \$550 per week Year Built: 1989 EER: 2.5

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information.