

26/41 Ern Florence Crescent, Theodore, ACT 2905

independent
PROPERTY GROUP

Unit For Sale

Thursday, 15 February 2024

26/41 Ern Florence Crescent, Theodore, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Unit



Andrew Nelson
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Auction 6pm, Monday 4th March

Situated in the 'Paddington Gardens' development in Theodore, is this perfectly located 3-bedroom single level townhouse and has just completed a great makeover and is ready to move into now. Ideal for a first home buyer, savvy investor or downsizer, this property would be perfect. This solid well-designed home has been freshly painted with new floor coverings and window furnishings and is situated the back of this wonderful quiet development. Complete with 3 bedrooms and 2 separate living areas, plus a lock up garage with internal entrance, this home has abundance of light with the added feature of reverse-cycle heating and cooling making this home comfortable year round. With a spacious back yard, it would be ideal for the kids to play and a perfect area for entertaining in. Features include: • Open plan living and dining area • Family room off kitchen • Reverse-cycle heating and cooling • Freshly painted • New floor coverings • New window furnishings • New bathroom vanity - not shown in images • Lock up garage with internal access • Single level townhouse • Bath plus shower

Figures: • 95m² of living • 25m² garage • 289m² block • General Rates: \$2,500 p.a approx. • Strata Levies: \$3,000 p.a approx. • Land Tax (Investor only): \$3,100 p.a approx. • Built: 1992