

26 Weavers Crescent, Theodore, ACT 2905

Sold House

Monday, 14 August 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1110 m2

Type: House



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Superbly located on the high side of the street on a great 1,110m² block backing on to Mt Tuggeranong Nature Reserve. This well maintained home is a very rare offering to the market. You will be wowed by the immense separate living areas, which include open plan formal lounge and dining area with leafy views over the suburb. The spacious family meals area connects seamlessly to the open plan kitchen boasting quality appliances, gas hot plates and dishwasher, with ample cupboards, bench tops and breakfast bar that makes entertaining a breeze. All the family will be happy with four oversized bedrooms all with built-in-robos. The large segregated main bedroom opens out to it's own deck, and offers a walk-in-robe and ensuite bathroom. The homes comfort is well managed by evaporative ducted cooling and ducted gas heating system, extensive parking and storage, double garage with auto door and internal access and a single carport is ideal for the boat or caravan. The gardens have been extensively landscaped with rock walls, Aviaries and unrivalled privacy ideal for entertaining friends and family. An inspection is highly recommended Features Include:- Quiet sought after loop street- Elevated position - Stunning views - 1,110m² block - Immense formal living areas - Spacious family and meals area - Updated kitchen with ample bench space and breakfast bar- Four large bedrooms all with built-in-robos- Main bedroom offering walk-in-robe, ensuite and outdoor deck- Ducted evaporative cooling- Ducted gas heating - Generous double garage with automated (and draft sealed) roller doors- Carport ideal for caravan / boat or trailer - Extensively landscaped gardens including stone walls - Secluded complex of eight walk in aviaries- Raised and enclosed (possum proof) vegetable patch - Children's sandpit and play area - Smart home 8 station retic system - Smart home RGB lighting throughout most of the house - Smart home security sensors, flood-lighting, camera, and automated person recognition - Workshop upgrades to garage: insulated walls, rubber flooring and 17 power points - Wired gigabit network to living area, modem-bay, bed 3, and garage - Lockable gate and stairway access onto reserve - Outdoor gas bayonet for BBQ Rates: \$2,864 pa Land tax: \$4,415 pa UV: \$547,000 EER: 4.0 Living: 165 m² Block: 1,110 m²