

**27 Stubbs Crescent, Theodore, ACT 2905**



**House For Sale**

Thursday, 15 February 2024

27 Stubbs Crescent, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 709 m2**

**Type: House**



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**\$740,000+**

Set in a picturesque tree lined, quiet street is this well proportioned three-bedroom home with kid friendly backyard and a bonus workspace within the oversized garage. Suitable for a young family, this property has been well maintained and improved over the years offering an opportunity to simply move in and enjoy. A typical floorplan with lounge, dining and family room is wrapped around the updated kitchen which overlooks the backyard. There is direct access to the covered outdoor entertaining area from the family providing an ideal space to host a gathering. A big, flat backyard will allow kids and pets alike to stretch their legs and burn off some energy. The property has a manageable size, level block and the house is single level with no stairs making it easier to look after over time. Theodore is always a popular suburb as there is no through traffic and it is surrounded by lovely hills and reserve. You are also just minutes from the Monaro Highway with fast access to the city, snow, and coast. Get in quick, an opportunity like this will be gone in a flash. Features: • 3 bedroom, 1 bathroom with large garage and insulated workspace with new electricals • 2 split system air-conditioner units • Slow combustion wood heater • Colorbond fencing • Updated kitchen and well-maintained property • Tree lined street with walking trails nearby • Side access gate that could comfortably fit a trailer • Concrete slab floor construction with timber truss roof • Easy access to the Monaro Highway • 113m living plus 38m<sup>2</sup> garage • Rates \$2617 per annum • Land tax \$3691 if applicable Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to 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.