

# 33 Scantlebury Crescent, Theodore, ACT 2905

**independent**  
PROPERTY GROUP

## Sold House

Monday, 14 August 2023

33 Scantlebury Crescent, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

**\$720,000**

Are you looking for a family home with endless potential? Look no further! Presenting a charming 3-bedroom brick house in Theodore, nestled in a quiet street that offers peace and serenity. With a functional layout and generous space for a growing family, this home is a perfect canvas to make it your own with a little TLC. As you step inside, you'll be greeted by an L-shaped lounge room and a formal dining area, providing ample space for gatherings and quality family time. The open-plan kitchen and living area create a cozy ambiance for everyday living, with a kitchen that offers plenty of counter space and storage. Plus split system heating and cooling makes it ideal for the Canberra climate. The house features three bedrooms, providing comfortable accommodation for the whole family or guests. One of the highlights of this property is the large rear verandah, perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The spacious rear yard with double gates offers plenty of room for gardening, play, and relaxation. Additionally, the property offers a large double lock-up garage and double carport, providing ample space for up to four cars and additional storage for your boat or trailer. The quiet street location offers a serene and safe environment, while still being conveniently close to schools, parks, and amenities. This home presents a unique opportunity to create your dream family home with your personal touch and a little bit of maintenance. Don't miss out on this chance to make this brick house your own. Contact us today to schedule a viewing and explore the endless possibilities that this home in Theodore has to offer.

**Essentials--** 3 bedrooms- Split system heating and cooling - Ducted floor gas heating - Electric cooktop and oven- L-shaped lounge and formal meals area- Rear-covered verandah - Large double garage with carport for 4 cars- Drive through to rear yard- Built 1988 - Land size 934m<sup>2</sup> - Aspect south west

**Rates** \$2,723 Aprox  
**Land Tax** \$4,107 aprox (investors only)  
**Rental Potential** - \$590-\$620 per week  
**EER** 2