

# 41 Dyett Circuit, Theodore, ACT 2905

## House For Sale

Tuesday, 21 May 2024

41 Dyett Circuit, Theodore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

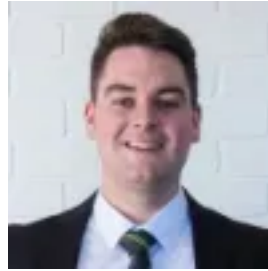
**Parkings: 4**

**Area: 1161 m2**

**Type: House**



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**\$850,000+**

McIntyre Property is delighted to present 41 Dyett Circuit, Theodore - a fantastic family home that will tick all your house-hunting boxes! Upon entry, you'll be welcomed by a generously sized, light-filled formal lounge room – perfect for relaxing and spending quality family time. Adjacent to the lounge is a designated study area, ideal for a home office or homework station. The heart of the home features an open-plan kitchen, family room/dining space. The renovated kitchen boasts ample cupboard and bench space, quality stone benchtops with a feature waterfall edge, and an appliance cupboard to keep your countertops tidy. Additional features include a large walk-in pantry, free-standing stainless-steel oven and cooktop, and dishwasher. The European laundry is a smart addition, maximizing space efficiency. All three bedrooms are spacious and include built-in robes. The master bedroom comes with its own ensuite bathroom. Stay comfortable year-round with ducted gas heating and a reverse cycle split system in the family room. Step outside through the stacker sliding doors to the backyard, which seamlessly blends indoor and outdoor living. A large deck provides an excellent area for entertaining friends and family. The backyard offers space and versatility, with a stunning autumn display this time of year. Additional features include a large four-car garage with an additional multi-purpose space perfect for a home gym, rumpus or whatever suits your families need. There is also plenty of off-street parking. The property is conveniently located close to schools, shops, and public transport, all situated on an impressive 1,161 sqm block – a rare find these days. This home would make a great first home, investment property or downsizer. Don't miss the opportunity to make this beautiful family home your own. Contact McIntyre Property to arrange a viewing today!

Features Include:

- Formal and informal living spaces
- Designated study
- Renovated kitchen with stone benchtops, walk-in pantry and dishwasher
- Stacker sliding doors out to the entertaining deck
- Ducted gas heating + reverse cycle split system
- Three good sized bedrooms all with built-in robes
- Master bedroom with ensuite bathroom
- European laundry
- Rinnai infinity hot water system
- Lovely entertaining deck
- Beautiful easy-care gardens
- Four car garage + multi-purpose space approx 84 sqm
- Plenty of off-street parking

Outgoings & Property Information: Living size: 125.55 sqm Block size: 1161 sqm Garage size: 84 sqm UCV: \$480,000 Expected rent: \$650 per week Rates: \$2,674 per annum Land tax (if rented): \$4,265 per annum Year Built: 1989 EER: 3.5

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 provided.