

44 Louis Loder Street, Theodore, ACT 2905



House For Sale

Friday, 15 September 2023

44 Louis Loder Street, Theodore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1226 m2

Type: House



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\$1,100,000+

Nestled below Tuggeranong Hill, with easy access to walking tracks, this elevated four bedroom, ensuite home is an absolute standout with its thoughtfully conceived interior that provides formal and informal areas and spectacular north-facing views over the Tuggeranong Valley, while the landscaped gardens are the perfect place for privacy and sanctuary. Backing a reserve, you may be inspired to take the kids on weekend bike rides, or early morning walks with the family pet. With generous interconnected living areas, there's plenty of room to move throughout the home. You'd be right in calling it 'an entertainer's delight' with the newly built, centrally located, kitchen allowing for wonderful interaction with family and friends while they enjoy the spacious family room or the captivating north facing sunroom. Large floor to ceiling windows bathe the house with natural light creating a warm and inviting atmosphere. From these light-flooded living rooms, there is easy access to an elevated deck where you can relax and enjoy a casual brunch, a barbecue dinner or simply soak in the balmy summer evenings, looking out over the breathtaking vistas with drink in hand. Four large bedrooms, and a study that could adapt to being a fifth bedroom, grace the home. The generous master bedroom with ensuite, serves as a parents' retreat, being well separated from the other bedrooms and main bathroom, affording privacy when needed. Being merely minutes from Theodore Primary or the Calwell Shopping Village, it also has handy connections to the Monaro Highway and Drakeford Drive. Having been well cared for throughout the years, and with a long list of features that you'll love, 44 Louis Loder is ready to offer an outstanding lifestyle for one fortunate family.

Organise a prompt inspection to make it your own! Outdoor features: * Easy access to nature reserve * Expansive deck with 180-degree views, using Ecodeck floorboards, and stainless steel wire balustrades * Impeccably landscaped gardens and fertile veggie beds with plenty of space for kids and/or pets to roam on a large 1226m² block * 24 panel solar system providing 4.2kw of power with a rare 50c/kw feed in tariff (transferable for an additional 6 years) reduces power bills significantly * Ample off-street parking with plenty of room for cars and a trailer, caravan or boat * 3 large water tanks fed from the roof with a combined capacity of 9,000 litres * Large garden shed for general storage, and a small shed for garden supplies and tools * Powered gazebo * Fishpond and a chicken run * Close to public transport, shops and the local primary school

Indoor features: * Heating and cooling provided by 5 reverse cycle air conditioners, complemented by zoned under-tile heating in the kitchen, bar, dining room, family room and hallway areas * Segregated master bedroom and ensuite, with ceiling fan and reverse cycle air conditioner * 3 generous sized bedrooms, 2 with ceiling fans, 1 with reverse cycle air conditioner * The newly built kitchen and bar area have expansive stone bench tops, modern finger pull cupboards and drawers with soft closing hinges and runners, stainless-steel appliances, a new oven and gas cooktop, and inline filtered water * Spacious double remote-controlled garage * Quality carpet and blinds throughout * With the simple touch of a button, you can set the three main front-of-house blinds to whatever position you like * Spacious main bathroom with spa bath * Large separate lounge and study with reverse cycle air conditioner * Captivating north facing sunroom and indoor garden * Large laundry with plenty of storage * Zoned security alarm system with sensors throughout * Integrated front doorbell with camera and intercom * Smoke and pet free home