

# 46 Vonwiller Crescent, Theodore, ACT 2905



## House For Sale

Friday, 19 January 2024

46 Vonwiller Crescent, Theodore, ACT 2905

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 762 m2

**Type:** House



Jeremy Grobden

0261741282

## Auction 15/02/2024

Upon email inquiry you'll receive the contract of sale, building & pest report plus price guide. Set in an elevated position on quiet street this spacious and immaculately presented home is offered to the market for the first time. Maintained to the highest level, this property is move in ready and offers a new owner a great opportunity to customise to their own style. Stepping inside you will find a spacious living and dining room with wonderful easterly views through the large windows. The well appointed and generously sized kitchen is centrally located and is complete with gas cooking and modern appliances. Along with the large living room, a second living space complimented with combustion heater provides an ideal family centric space to relax after a hard day at school or work. Accommodation options aplenty with large bedrooms - all with built-in robes, and a master suite with stunning views. This all adds up as a perfect home for families to put down roots for many years to come. Outside you can enjoy the entertaining area which is complete with pergola, and multiple break out spaces. With this set up, it will be the perfect setting for hosting gatherings or simply enjoying the outdoors in comfort and style. Here you will also enjoy the tranquil views whilst sitting in the low maintenance garden on a beautiful Canberra day. The garage will accommodate room for 2 cars along with plenty of extra storage space plus a powered workshop, all with roller door access. On the ground level is a large rumpus room that would also work as a 5th bedroom. Positioned within easy access to the Monaro Highway commuting will be a breeze. The local shops are within arms reach as well as the major centres of Lanyon Shopping centre and Southpoint Tuggeranong. There are plenty of options for schooling, nature reserves and mountain trails for the energetic family. The Perks: • Elevated position • Gas cooktop • Evaporative cooling • Ducted Gas heating • Outdoor entertaining area • Oversized double garage with plenty of extra storage room • Powered workshop off garage • Rumpus or 5th bedroom on ground floor

The Numbers • Block size: 762sqm • Residence: 220 sqm approx • Garage: 44 sqm • Pergola: 22 sqm • Year constructed: 1990 • EER: 1 Stars • Rates: \$2,626 pa • Land tax ( Investors only): \$4,153 pa

Theodore Suburb Profile Theodore was named after the Honourable Edward Glanville Theodore (1884-1950). He was a Member of Parliament and was a successful Businessman. Street names in Theodore are named after those involved in the civilian war effort during World War I and World War II. Average age: 38 Population: 3,798 Houses: 95.1% Townhouses: 4.9% Fully own: 26.3% Purchasing: 55.6%

Disclaimer: The material and information contained within this marketing is for general information purposes only. The Property Collective does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries. This property is scheduled to go to Auction at our Summer Valentine's Edition Auction Event. When. Thursday 15th February 2024 Where. The Property Collection HQ - 47 Wentworth Avenue, Kingston Time. Doors open at 4.30PM. Auctions to commence precisely at 5PM