

5 Burhop Close, Theodore, ACT 2905



Sold House

Friday, 1 September 2023

5 Burhop Close, Theodore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 501 m2

Type: House

Contact agent

A quiet tree lined cul-de-sac locale, offering an opportunity to break into the market or secure your family room to grow, welcome to your new home! Heading inside, you are welcomed into the light-filled open-plan living dining room, offering generous space for the whole family to relax & unwind. Hybrid timber flooring has been laid in this high traffic area allowing easy-clean & a low-maintenance lifestyle. The true hub & heart of every home, the kitchen, offers ample bench space, built-in cabinetry, modern electric appliances & your very own seamlessly built-in breakfast bar. Positioned perfectly allowing full view into the living areas of the home & an eye on the happenings of the family. All five bedrooms within the home are well-sized & four feature built-in storage of their own. Split into two wings, this home offers the ideal footprint for family living. The kids wing features three bedrooms, renovated main bathroom, separate toilet & laundry. The parents wing features an oversized bedroom, walk-in-robe & tastefully renovated ensuite. Doubling as a 5th bedroom, study, or nursery room adjacent to the main bedroom is a multi-purpose space of your choosing. Heading outdoors off the living space you'll find both the impressive & expansive covered outdoor entertainment area. Privately positioned behind Colorbond fencing this space offers an opportunity to entertain, spend time with your family & friends as well as relax & recharge. Another outside space on the opposite side of the property is home to a freshly turfed lawn area, large garden shed & the clothesline. Offering a ready-to-move into, light-filled & functional family home, this one has everything you've been searching for & more, don't miss this opportunity to secure your new home!

The Perks:

- Modern single-level living
- Quiet tree-lined cul-de-sac locale
- Freshly painted throughout
- Hybrid timber flooring throughout high traffic areas
- Updated kitchen with stainless steel electric appliances
- Westinghouse electric oven
- Bosch electric cooktop
- Asko built-in dishwasher
- Ducted heating & cooling throughout controlled via SmartApp
- Split system heating/cooling unit in living area
- Keyless entry to front & rear doors
- Open plan living dining area with built-in speakers
- LED downlights
- Segregated main bedroom with walk-in robe & oversized renovated ensuite featuring double showerhead on opposite ends
- Study or 5th bedroom adjacent to main bedroom
- Renovated main bathroom featuring both shower & stand-alone bath
- Separate toilet
- Abundance of storage
- Covered outdoor entertainment deck area
- Low maintenance yard with Colorbond fencing
- Freshly laid turf & landscaping in left yard area
- Single garage with automatic door & internal access
- Plenty of off-street parking
- Within walking distance to Theodore Primary, St Francis of Assisi Primary School & Calwell High School

The Numbers:

- 160m² living space
- 27.5m² single garage
- 502m² block
- 9.9KW Solar system
- Rental estimate \$770 - \$800 per week approx.
- Energy efficiency rating of 5.5 stars
- Year of construction 1990
- Rates \$2,531 per annum approx.
- Land tax \$3,931 per annum approx. (investors only)
- UV \$464,000
- Only a 2-minute drive approx. to local Theodore shops
- Only a 2-minute drive approx. to local Theodore Primary School
- Only a 5-minute drive approx. to local Calwell shopping centre

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.