

# 69 Scantlebury Crescent, Theodore, ACT 2905



## Sold House

Monday, 14 August 2023

69 Scantlebury Crescent, Theodore, ACT 2905

Bedrooms: 3

Bathrooms: 1

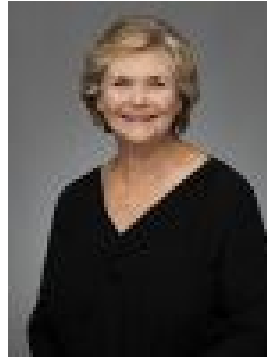
Parkings: 2

Area: 866 m2

Type: House



Thom Eriksson-Lake  
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Geraldine Rutherford  
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## Contact agent

**\*\*Please note this property is going to auction on-site on Saturday 1 July at 10am. Please refer to the advertised price as a buyers guide.\*\***Set in an ultra family-friendly suburb close to great schooling, public transport, bushland and shops, this updated three-bedroom residence sited on a huge 867m<sup>2</sup> level block features a fire pit, studio, designer cubby house and expansive covered pergola. Sure to be a hit with first homebuyers and those looking for space to roam. The space-efficient, sun-filled floorplan features bay windows and a visually captivating fully renovated kitchen showcasing designer appliances and a sit-up island bar. Outdoors, the large rear yard with views of nearby hills and bushland offers the perfect backdrop to create lasting memories while entertaining loved ones. Relax under the covered pergola while watching your children swing a bat or kick a ball with neighbourhood friends. Flag this one. A home with all the right ingredients to make the perfect recipe! - Three-bedroom residence built in 1990 - Expansive level 866m<sup>2</sup> parcel of land - Fully renovated kitchen - New flooring - New paint - Partially updated bathroom - Ducted reverse cycle heating and cooling - Oversized rear yard - Studio/multi-purpose room - Great leafy quiet street - Lovely neighbours - Great entertainers house with kitchen outdoor entertaining area connection - Local shops and deli has a fantastic wide range of local produce and gourmet foods - Three playgrounds all within an easy few minutes walk - Three schools to choose from within walking distance Building details :- Concrete slab on ground - Timber truss roof framing - Concrete roof tiles - 99.42m<sup>2</sup> approx. living - 34.47m<sup>2</sup> approx. carport Cost breakdown: Rates: \$619 p.q Land tax (only if rented): \$893.25 p.q This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.