

7 Weavers Crescent, Theodore, ACT 2905



House For Sale

Wednesday, 1 May 2024

7 Weavers Crescent, Theodore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 874 m2

Type: House



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Auction

Auction Location: On Site Offering an elevated lifestyle beyond the everyday, this exceptional residence sets the benchmark for sophistication and comfort. Spanning three living areas, four bedrooms, and two bathrooms, every detail has been meticulously crafted for growing families and those seeking space and luxury. As a bonus, this eco-friendly home boasts German-engineered double-glazed windows and doors, a 5,000L water tank, 5.2kW of solar panels and two batteries, ensuring solar energy on tap and reduced bills year-round. Step past the custom-designed front door into the first of three light-filled living areas. With soaring 9-foot ceilings and quality floating floors, the formal lounge and dining area are bathed in all-day sun. The open-plan family room offers a second living space and seamlessly connects to the stunning sunroom—a central hub for informal meals and family gatherings. From here, venture outdoors to the covered entertaining deck, where you can unwind with friends surrounded by landscaped gardens and views of the picturesque hills or indulge year-round in the heated swim spa. Home chefs will love the spectacular kitchen, featuring Caesarstone benchtops, custom cabinetry, and top-quality appliances, including an induction cooktop. Retreat to the generous master bedroom, complete with a stunning picture window, custom built-in robes, and ensuite with dual rain shower. Three additional bedrooms and an updated family bathroom offer ample space for the family. Situated in an elevated position on a quiet street, minutes from Calwell, Lanyon Marketplace and Tuggeranong Town Centre, schools, nature parks and walking trails, this home is the ultimate in family convenience and tranquility. With so many great features, this rare find won't last long. Don't miss out, make your move today. Features:

- Fully renovated split-level 4-bedroom, 2-bathroom home in the hills
- Updated throughout with stylish decor, flooring, lighting, and custom honeycomb blinds
- Eco-friendly German-engineered double-glazed windows and doors, 5000L water tank, 5.2kW of solar power
- North-facing formal lounge and dining with stylish decor and 9ft ceilings
- Second and third living spaces across the family room and large enclosed sunroom
- Chefs' kitchen with stainless-steel oven, induction cooktop, dishwasher, Caesarstone benchtops
- Spectacular outdoor entertaining area with covered lounge and dining space, and a huge swim spa
- Private gardens with mature plants, easy-care landscaping, and a large garden shed
- Master bedroom with custom built-in robes and updated ensuite
- Three additional bedrooms with built-in robes
- Remote double garage with internal entry, 2nd driveway with secure parking for caravan or trailer
- Updated laundry with separate rear access, plus smart storage throughout
- Split-system heating and cooling throughout plus fans to living and bedrooms
- Living space: 195m²
- Garage: 39m²
- Land size: 874m²
- House built: 1998
- Rates: \$2670 per annum
- Land tax: \$3797 per annum (if applicable)
- EER: 4 stars

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.