

79 Freda Gibson Circuit, Theodore, ACT 2905



House For Sale

Thursday, 7 March 2024

79 Freda Gibson Circuit, Theodore, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 700 m2

Type: House



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\$765,000

This gem has a practical floor plan and loads of storage space. All windows face a delightful & established, low maintenance garden. The house has a very private feel. Freshly and meticulously renovated, with practical features for a growing family including an ideal workshop or home office at the rear of the garage. Figures (approx): - Living size: 102sqm - Garage and carport size: 91sqm - Block size: 700sqm - Rates: \$2,500pa - Land tax (if rented): \$3,859pa - Built: 1990 - EER: 2.5 House: - Fully renovated - North-east facing - Fresh paint & brand-new flooring. - New LED lights and blinds - Nil occupancy since the completion of renovations - 3 bedrooms, 2 with built in robes - 2-way bathroom fully renovated - Separate toilet - Updated kitchen with quality & new kitchen appliances. Stone benchtop - Sun filled living room - Laundry with external access to wall mounted clothesline - Near new reverse cycle air conditioner - Near new electric hot water system Storage: - Oversized double garage (6.7 m wide x 5.7 m long) with recently upgraded remote roller door, refreshed concrete floor and 32 AMP circuit - 3 phase - Room for work benches in front of parked vehicles - Internal fully lined stud wall; allowing mounting of shadow boards etc. - Mezzanine/loft storage platforms in roof - Separate, fully insulated & carpeted workshop/study area at back of the garage with lights & power (2.3 m wide x 5.7 m long) - Generously wide, double carport, with overhead clearance adequate for current generation commercial vans - Garden shed on concrete slab Garden: - Low maintenance, established garden - Gazebo for outdoor entertainment - Brand new, 1.8 meter high Colorbond fence along entire upper boundary Amenities: - Easy access to local nature reserves and sporting fields - Only two side neighbours, property backing to a laneway which leads to a nature reserve. - Easy access to trails for walking, running, MTBing etc. - Theodore primary and Calwell High School within walking distance - Calwell Shopping Centre approximately 2 km, which includes the Calwell Club, daycare, learn to Swim facility etc.