

36 Tewksbury Circuit, Theodore, ACT, 2905



House For Sale

Friday, 9 August 2024

36 Tewksbury Circuit, Theodore, ACT, 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Large flat block with scope for development

This beautifully refreshed property is set on a 1045m² block creating an enormous backyard that would be perfect for active kids, pets, a house extension, swimming pool, extra-large shed or even a second dwelling subject to approval. Either way, this property is bound to suit many buyers and potentially all with different ways to utilise the space.

The freshly painted house has 3 bedrooms with the master being segregated and benefitting from an ensuite. All the bedrooms have built-ins and the main bathroom has a bath.

Separate living areas will be well received by growing families with a generous size family room adjacent to the kitchen providing enough space for a second seating area. This family room also has sliding doors out to the pergola covered BBQ area overlooking the backyard.

The kitchen is a great size with gas cook top and plenty of storage cupboards. Completing the package is a double carport with attached storage shed and plenty of off-street parking.

An excellent opportunity exists with further capital improvement available given the land size.

Features:

- 3 bedrooms, 2 bathrooms, double carport
- Massive block and subsequent backyard
- Ripe for more development
- Solar panels
- Freshly painted
- Timber laminate flooring throughout
- Split system air-conditioner
- Rinnai Portable gas heater
- Double carport
- Garden shed
- Water tank

Facts & Figures:

- Residence – 130m²
- Carport/tool shed – 47m²
- Block size – 1045m²
- Rates \$2,664 per annum
- Land Tax \$3,785 per annum (if rented)
- Land Value \$483,000
- Built 1989
- EER 2

Disclaimer:

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