

**31/41 Ern Florence Cres, Theodore, ACT, 2905**

**VERV**

**Townhouse For Sale**

Thursday, 1 August 2024

31/41 Ern Florence Cres, Theodore, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**

## Opportunity to get into your own townhouse

Here's your chance to step into the real estate market with this charming 3-bedroom townhouse, nestled at the end of a cul-de-sac in one of Theodore's quietest complexes. Whether you're a first home buyer, a savvy investor, or looking to downsize, this property offers something for everyone.

This well-designed, stand-alone brick townhouse boasts plenty of natural light throughout. Ready for the family lifestyle with an open-plan lounge, dining, and kitchen area. The renovated kitchen features ample storage, bench space, a built-in dishwasher, and high-quality Bosch appliances, perfect for the chef in the home. Enjoy the ideal temperature year-round with a split system heating and cooling.

The private, covered outdoor area is perfect for entertaining. The landscaped, easy-to-maintain, north-facing rear yard, fully fenced and secure. The side vehicle access is perfect for storing a caravan, boat, or trailer. Additional features include internal access to a remote lock-up garage, providing ample space for your car as well as a workshop area for those who like to tinker.

Backing onto open space, this home offers peace and privacy. It also offers convenient access to local amenities, including the Theodore shops, Theodore Primary School, public transport, and playing fields. It is close to Calwell Shopping Centre, Calwell High School, and St Francis of Assisi Primary School, and just a short drive to all the Tuggeranong region has to offer.

Don't miss out on this fantastic opportunity! Arrange an inspection today and see for yourself what makes this property truly special.

### Features:

- Residence size 95.20m<sup>2</sup>
- Garage size 25.90m<sup>2</sup>
- Total size 121.10m<sup>2</sup>
- North facing rear yard
- Under cover rear verandah
- Renovated kitchen
- Dishwasher
- Open plan living
- Reverse cycle heating and cooling
- Bath and shower
- Separate toilet
- Internal entrance to lock up garage
- Remote control garage door
- Single level townhouse
- Backing onto open space
- Side vehicle access to rear yard
- Side carport

### Essentials

- Rates: \$2,528 (approx.)
- Strata: \$2,998 (approx.)
- Land Tax Investors \$2,852 (approx.)
- EER: 2 Stars