

Theodore, 11 Fairley Crescent

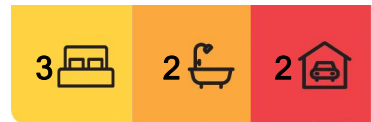
Easy Living - Active Lifestyle - Entertainers Delight!

Elevated in a quiet street, this spacious family home nestled into Theodore Hill is perfect for families seeking a blend of easy living and an active lifestyle.

The large formal living and dining area offers flexibility, with the option of converting the dining space into a work from home area or fourth bedroom. The stylishly renovated kitchen features a marble herringbone splashback, an island bench, and ample cupboard space.

Three generous bedrooms include built-in robes, with the segregated master featuring an en-suite. Ducted heating and evaporative cooling ensure year-round comfort.

This property is an entertainer's delight, designed with multiple outdoor areas that cater to gatherings of any size. The established low-maintenance gardens create a private and picturesque backdrop. The spacious deck and pergola seamlessly blend indoor and



For Sale
\$890,000

View
ljhooker.com.au/HP05ZF8H

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EER ★★★★★



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outdoor living, while the additional rear pergola with a spa invites relaxation. Whether hosting summer barbecues or cozy autumn evenings around the fire pit, this home offers countless opportunities to create unforgettable memories.

Located just moments away from local shops, schools, and reserves, enjoy an active and convenient lifestyle with access to bike and nature hiking trails.

Add this home to the top of your inspections list-it's a must see!

- * Master bedroom with ensuite and built in robe
- * Two bedrooms with built in robes
- * Large living and dining area
- * Modern kitchen and meals
- * Ducted heating & Evaporative cooling
- * Deck and pergola
- * Second pergola and spa with wall mount for tv
- * Landscaped gardens and firepit
- * Double carport with electric roller door
- * Garden shed

- * Year Built: 1990
- * Land Size: 775sqm
- * Living Size: 142sqm
- * EER: 3.0
- * Rates: \$3,205 p.a.
- * Land Tax: \$5,925 p.a. (investors only)
- * CUV: \$493,000

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More About this Property

Property ID	HP05ZF8H
Property Type	House
House Size	142 m2
Land Area	774 m2
EER	3

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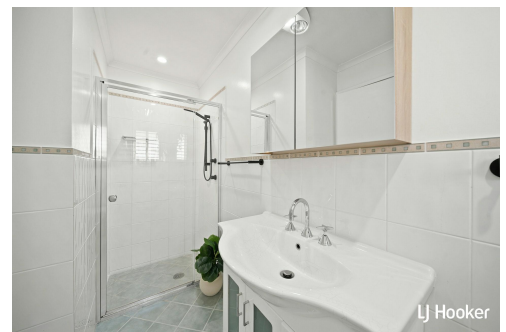
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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

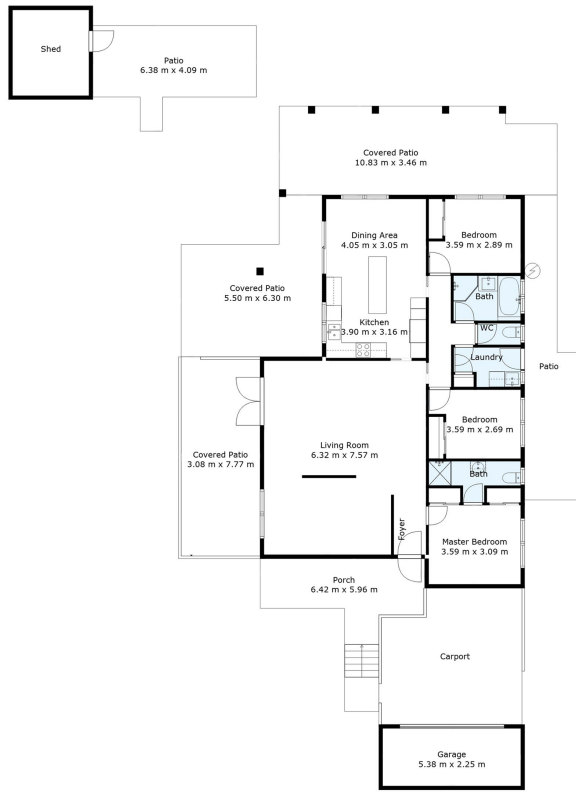
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