






11 Freda Gibson Circuit, Theodore

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A PLACE TO CALL HOME

Spacious, private & dearly cared for - this perfect home embraces all that is desired by downsizers and families alike - single level, a versatile indoor/outdoor floorplan plus private and luscious yet easy care gardens all within a location to love.

The front of the home is surrounded by private, easy-care gardens and ideal off-street parking space for guests. Stepping inside, the spacious and versatile floorplan is immediately apparent, a formal living area located at the front of the home with a lovely green outlook, flowing through to the meals area adjacent to the kitchen. Updated and fully equipped, the kitchen offers ample bench and storage space, electric cooking, double drawer dishwasher and tiled splashback. A welcoming addition, a large sunroom has been added to the rear of the home, complete with double glazed windows for comfort and energy efficiency, a perfect additional indoor/outdoor living and entertaining space connecting harmoniously with the outdoors.

Accommodation is provided by three bedrooms, all with built in robes, the master especially spacious. The bathroom is centrally located and designed with family living in mind, featuring full sized bath, shower and separate WC for convenience.

FOR SALE
Auction

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Outdoors is a garden oasis, the covered entertaining area with café blinds embracing a sunny northerly aspect for entertaining year-round, surrounded by established and luscious yet low maintenance gardens with irrigation system. Utilising every inch of the backyard, there are wonderful flat grassed areas, a BBQ area and a convenient utility area with clothesline.

Completing the picture, the property offers reverse cycle heating and cooling units to the living, main bedroom and sunroom, ducted evaporative cooling, single garage with internal access to the sunroom.

A sought-after area due to its proximity to nature, this perfect location is surrounded by Tuggeranong Hill Nature Reserve plus within close proximity to parks, the quality schools of Theodore Primary and Calwell High plus the local Theodore or Calwell shops. This much-loved home is truly special, welcoming lucky new owners to make their own memories.

Features;

- Single level, well maintained home
- Separate living and dining areas
- Modern kitchen with electric cooking, double drawer dishwasher, ample bench and storage space
- Large formal living area plus meals area adjacent to kitchen
- Family friendly bathroom with full sized bath, shower and separate WC
- Ducted evaporative cooling plus 3x reverse cycle heating and cooling units
- Spacious sunroom complete with double glazed windows for comfort and energy efficiency
- " Covered entertaining area with café blinds
- " Established, easy care gardens with irrigation system
- " Undercover entertaining area with café blinds
- Single garage with internal access

Land size: 504m² (approx.)

Living size: 97m² internal living + 28m² sunroom (approx.)

Rates: \$2,285 p.a (approx.)

Land tax: \$3,173p.a (approx.) (only if rented)

Construction: 1991

EER: 2.5 stars



MORE DETAILS

Property ID	JD7H5W
Property Type	House
House Size	125 m2
Land Area	504 m2
EER	2.5

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The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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