







12 Mackerras Crescent, Theodore

Better than a Brand-New Build

This property is the complete package and is in impeccable condition. The thought, care, dedication, ingenuity and hard work that has gone into this home and the surrounding landscaping is clearly evident as soon as you pull up to the front driveway.

The photos will show you a glimpse of what's on offer, but an inspection will highlight the attention to detail, and the quality of the finish rarely seen in established real estate homes, and some would argue —rarely seen in a brand-new house. Every inclusion is accounted for, the irrigated gardens are established, the solar panels are installed, the under-house storage areas are fitted out, nothing needs to be upgraded or repaired and the list goes on.

Perched in the heights of Theodore with a north aspect to the front living areas, the house commands views across the suburb to the surrounding hills and presents beautiful street appeal.

This oversized three-bedroom, two-bathroom home will suit many families or even empty nesters. The key message is there is nothing more to do other than move in and enjoy a very comfortable, practical house while taking your lifestyle to new heights.

Features:

3 2 2

FOR SALE
$1,045,000+

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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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.

- Chefs' kitchen with high end appliances and waterfall stone bench breakfast bar
- Miele Semi- Integrated Dishwasher
- Sirius Induction Cooktop with Downdraft wall extraction
- Siemens Combination Oven / Microwave
- Siemens Oven with Steam Assist
- Stunning bathrooms with wall hung vanities and ageless colour palettes
- Ducted reverse cycle air-conditioning
- Double glazed windows
- Large, enclosed pergola with multiple sliding doors for climate control year round
- Lush, flat grassed area for kids or pets
- Oversized double garage with remote controlled doors and epoxy floor
- Driveway parking for many vehicles including caravan access
- Juliette deck off master bedroom with views
- 8.8kW Solar panel array
- Solar Hot water system
- Side courtyard catching beautiful morning sunshine
- Raised garden beds, perfect for growing vegetables
- Under house storage with some shelving and concrete floor

Facts & Figures:
- Living size 167m2
- Enclosed pergola 41m2
- Garage 59m2
- Block 770m2
- EER 6 stars (Amazing!!)
- Rates $2,958 per year
- Land Tax $4,381 per year (if applicable)

Disclaimer:
DISCLAIMER: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.











MORE DETAILS

Property ID	D1RHQH
Property Type	House
House Size	167 m2
Land Area	770 m2
EER	6

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Ground Level

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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