14 & 14A Butlin Place, Theodore

Two Street-Fronting Homes | One Title | 1,212m² in Theodore

Positioned in a quiet and tightly held cul-de-sac in Theodore, this exceptional property on 1,212m² block presents a genuinely rare opportunity to secure two separate residences on one title, offering flexibility rarely found in the established Canberra market.

Whether you're looking for multigenerational living, space for young adult children, a home with additional rental income, or an investment with multiple income possibilities, this versatile property gives you options.

The main residence has been beautifully renovated and delivers generous family accommodation, while the separate two-bedroom residence provides an ideal private space for extended family, guests or tenants.

With established gardens, generous outdoor areas and the ability to separate or share the backyard between both residences, this is a property that can adapt as your circumstances change.

House One —Beautifully Renovated Family Home
A spacious and stylish four-bedroom home combining character,

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FOR SALE
Please Call

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quality and contemporary living.

- Four bedrooms, all with built-in robes, including a generous master with ceiling fan
- Two recently renovated bathrooms, including ensuite, with feature tiling and under-tile heating
- Three-way completely renovated main bathroom
- Separate lounge, dining and second living area
- Engineered bamboo flooring, LED downlights and feature lighting, plus classic pelmets and a beautiful stained-glass front door
- Light-filled kitchen overlooking the backyard, featuring stone benchtops, 900mm Smeg oven, Smeg gas cooktop and Bosch dishwasher, with two Velux skylights
- Bifold doors opening to a paved pergola and private backyard
- Ducted gas heating and evaporative cooling
- Renovated laundry
- Oversized double garage with automatic doors
- Established gardens, mature trees, flat grassed yard, water tank and shed

House Two —Separate Two-Bedroom Residence
Positioned at the street frontage with its own separate driveway, this well-presented two-bedroom residence offers genuine independence from the main home.

- Two bedrooms, including master with built-in robe
- Renovated bathroom with medicine cabinet
- North-facing kitchen with gas cooking
- Hybrid flooring throughout
- Vulcan wall-mounted gas heater
- Separate laundry
- Gated paved entry leading to a grassed backyard
- Colorbond fencing
- Outdoor areas can be completely separated or enjoyed communally

Its a a property that can adapt with you and this is where the property really stands apart.
Live together, but independently. Accommodate parents or extended family in their own home. Give young adult children space and independence while they save for their own deposit. Or live in the main residence and rent out the second dwelling to help contribute towards the mortgage.

With two homes, two driveways and flexible outdoor spaces, this is a rare opportunity to create a living arrangement that works for you - now and well into the future.

Facts & Figures:
House 1:

- Living size: 148m2
- Block size: 1212m2
- Garage size: 40.5m2
" EER: 4.5 stars
" Rental appraisal: $750 —$780 per week

House 2:

- Living size: 57m2
- Block size: 1212m2
- EER: 4.5 stars
- Rental appraisal: $440 - $480 per week

Combined figures:

- Rates: $3049 per annum
- Land Tax: $4564 per annum (if rented)
- Year built: 1989

Disclaimer:
DISCLAIMER: Please note that while all care has been taken

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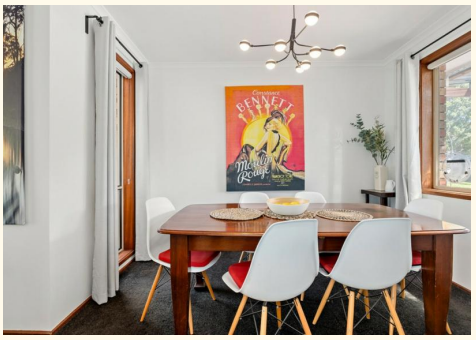
regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. 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	D0YHQH
Property Type	House
House Size	245 m2
Land Area	1212 m2
EER	4.5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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