



Theodore, 17 Vonwiller Crescent

Spacious family sanctuary in picture perfect gardens

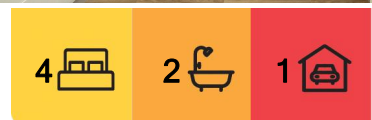
Families in search of a spacious forever home will adore this warm and welcoming 4-bedroom 2-bathroom residence. A spacious layout, light-filled interiors and a sprawling backyard come together to create a home where there's room for the whole family to move in, spread out and relax.

The generous lounge and dining area create a peaceful retreat, with north-facing floor-length windows filling the space with natural light. The large open plan family room connects the updated kitchen featuring Westinghouse stainless steel appliances, large pantry and a breakfast bar with an additional living space, big enough for both lounging and meals.

Glass sliding doors open onto the spectacular outdoor area. Designed with Canberra's seasons in mind, the entertaining terrace is sheltered and elevated, making the most of the stunning views. Soak in the rainbow of autumn leaves, enjoy the dappled winter sunshine



Disclaimer: 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.



For Sale
\$860,000+

View
ljhooker.com.au/CAXHQH

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EER ★★★★★

LJ Hooker Tuggeranong
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streaming through the pergola, or relax on the lawn in summer, shaded by the beautiful canopy of maple, elm and elder trees.

The generous master bedroom features wrap-around windows, wall-to-wall built-in robes, and an immaculate ensuite. There's plenty of room for the rest of the family with three additional queen bedrooms, a large family bathroom and a separate study.

With a nearby nature reserve, playgrounds and ovals you'll never be short of family activities. You're also easy walking distance to three great schools and the local shop, with a bus stop at the end of the street and the Calwell shops down the road. This much loved family home is a true sanctuary for growing families. Act quickly to secure this fabulous home before it's too late.

Features

- Sprawling light-filled 4-bedroom 2-bathroom family home
 - Two living areas including formal lounge and dining and separate family room
 - Upgraded kitchen with stainless steel oven, gas cooktop, dishwasher and large pantry
 - Tranquil master retreat with double built-ins and large ensuite
 - Three more large bedrooms with built-in robes, plus separate study
 - Large family bathroom with separate bath and shower
 - Elevated north facing outdoor entertaining area with stunning views
 - Established fully irrigated landscaped gardens surrounded by Colorbond fencing
 - Ducted gas heating throughout
 - Plenty of storage with a large linen cupboard and additional hallway cupboards
 - Separate laundry with external access
 - Single carport and ample off-street parking with secure side gate access
 - Family friendly location near multiple schools, shop and short drive to town centres
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- Living space: 176.8m²
 - Carport 25.7m²
 - Land size: 846m²
 - House built: 1988
 - Rates: \$2453 per annum
 - Land tax: \$3359 per annum (if applicable)
 - EER: 3.5 Stars

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.



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More About this Property

Property ID	CAXHQH
Property Type	House
House Size	176 m ²
Land Area	846 m ²
EER	3.5

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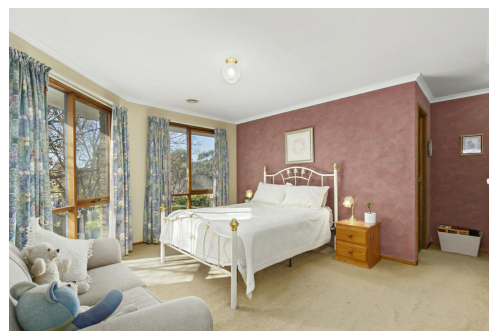
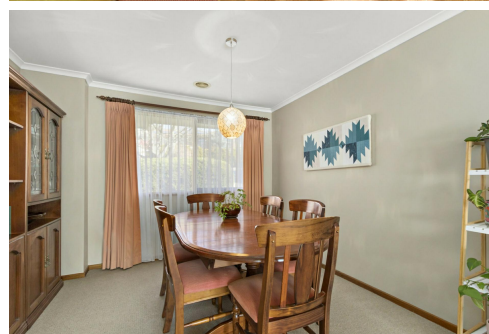
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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