



23 Ern Florence Crescent, Theodore

Comfort, Potential & Convenience

Perfectly suited to first-home buyers, downsizers or savvy buyers looking to add their own touch, this well-positioned home presents an exciting opportunity in the ever-popular suburb of Theodore.

Set on a manageable block in a quiet street, this original three-bedroom home offers a practical layout, comfortable living and plenty of potential to personalise over time. Whether you're looking to get your foot in the property market or simplify your lifestyle without compromising on location, this is a home where you can roll up your sleeves, add your own style and make it truly yours.

The open-plan living area features classic parquet flooring, while the kitchen includes a new electric oven. A split-system unit provides year-round comfort, and the thoughtful three-way bathroom offers added convenience with a separate bath, shower and toilet. The main bedroom includes a built-in robe, while two additional bedrooms provide flexibility for family, guests or a home office.

Outside, the pergola creates a lovely spot to relax, while water tanks and a low-maintenance backyard make everyday living easy. A single carport adds further practicality.

3 1 1

FOR SALE
\$670,000

VIEW
Sat 17th Oct @ 10:00AM - 10:30AM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The location is another standout. Theodore is loved for its quiet streets, leafy surrounds and family-friendly feel, with no through roads in many pockets of the suburb. You'll enjoy convenient access to the Monaro Highway and Drakeford Drive, making commuting around Canberra a breeze. Theodore Primary School and local shops are also close by, keeping everyday essentials within easy reach.

Offering an affordable entry into a sought-after suburb, this is your chance to secure a home with good bones, make it your own and enjoy the rewards of home ownership.

Features you'll love:

- Three-bedroom home on a manageable block
- Open-plan living
- Classic parquet flooring
- Kitchen with new electric oven
- Split-system heating and cooling
- Three-way bathroom with separate bath and shower
- Separate toilet
- Built-in robe to the main bedroom & second bedroom
- Single carport
- Pergola for outdoor relaxation
- Water tanks
- maintenance backyard
- Quiet street in a popular Theodore location
- Convenient access to major arterial roads, local shops and Theodore Primary School

Facts & Figures

- Living: 116.05m²
- Block size: 372m²
- Rates: \$2531 per annum
- Land Tax \$3517 per annum (If applicable)
- Year built: 1989
- EER: 4 stars

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.

EER



MORE DETAILS

Property ID	D1JHQH
Property Type	House
House Size	116 m2
Land Area	372 m2
EER	4

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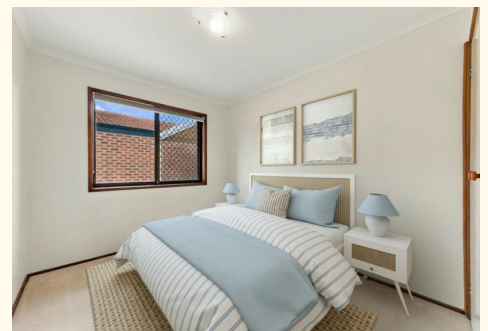
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The floor plan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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