



Theodore, 25 Christmas Street

Energy-Efficient Family Home with Massive Garage - A Hobbyist's Dream

Christmas has come early for one lucky family seeking a home with all the trimmings. Boasting a stellar 6-star energy rating, double glazing throughout, wall insulation, LED lights and prime north-facing living areas will keep your bills low and energy efficiency high. The highlight is the massive 82m² 4-car garage with additional storage -perfect for car enthusiasts, hobbyists, or anyone needing extra workshop space.

Enormous picture windows frame the open plan living areas, flooding the area with natural light. Distinct spaces for lounging and dining create a versatile floorplan while keeping an open and relaxed family environment. The streamlined kitchen and meals area offers a modern touch with sleek black appliances and stylish cabinetry. Sliding doors open onto a private terrace perfect for alfresco entertaining and lazy summer afternoons with friends.

Down the hall, the master bedroom includes a spacious ensuite and built-in robes, while

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For Sale
\$795,000+

View
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EER ★★★★★★

LJ Hooker Tuggeranong
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two additional bedrooms feature large windows and garden views serviced by a neat and tidy bathroom with instant gas hot water.

Outside the backyard stretches on and on. Mature trees create a shady playground for kids plus raised planters and a water tank are the perfect start for a sustainable garden. Across the road, Tuggeranong Hill Reserve will be a go-to for family adventures, with Calwell & Lanyon shopping centres and schools just a short drive. Gift your family the best Christmas ever with this versatile home-get in quick before it's too late!

Features

- Spacious 3-bedroom, 2-bathroom family home on large block
 - Energy-efficient with 6-star energy rating, double glazing, wall insulation, LED lights and water tank
 - Huge 82m²; 4-car garage ideal for hobbyists or car enthusiasts, bring your boat or trailer!
 - Expansive backyard with raised garden beds, mature trees and flat block
 - Open-plan lounge and dining with natural light through huge picture windows
 - Modern kitchen with black Westinghouse cooktop and Omega oven, joining family meals area
 - Landscaped front and rear gardens and private outdoor entertaining courtyard
 - Master bedroom with spacious ensuite and built-in robes
 - Two additional bedrooms with built-in robes
 - Practical family bathroom with separate bath and shower
 - Separate laundry with external access
 - Gas heating plus additional reverse cycle heating and cooling to living space
 - Close to schools, shops and recreation facilities with Tuggeranong Hill Reserve across the road
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- Block size: 776m²
 - Living space: 124m²
 - Garage: 82.35m²
 - House built: 1989
 - Rates: \$2569 per annum
 - Land Tax: \$3592 per annum
 - EER: 6 stars

Disclaimer:

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More About this Property

Property ID	CDWHQH
Property Type	House
House Size	124 m2
Land Area	776 m2
EER	6

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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.

Produced by DIAKRIT