







Theodore, 36 Tewksbury Circuit

Large flat block with scope for development

This beautifully refreshed property is set on a 1045m2 block creating an enormous backyard that would be perfect for active kids, pets, a house extension, swimming pool, extra-large shed or even a second dwelling subject to approval.
Either way, this property is bound to suit many buyers and potentially all with different ways to utilise the space.

The freshly painted house has 3 bedrooms with the master being segregated and benefitting from an ensuite. All the bedrooms have built-ins and the main bathroom has a bath.

Separate living areas will be well received by growing families with a generous size family room adjacent to the kitchen providing enough space for a second seating area. This family room also has sliding doors out to the pergola covered BBQ area overlooking the backyard.

3 2 2

For Sale
$780,000+

View
ljhooker.com.au/C9QHQH

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EER ★★☆☆☆☆

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LJ Hooker

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The kitchen is a great size with gas cook top and plenty of storage cupboards. Completing the package is a double carport with attached storage shed and plenty of off-street parking. An excellent opportunity exists with further capital improvement available given the land size.

Features:
•3 bedrooms, 2 bathrooms, double carport
•Massive block and subsequent backyard
•Ripe for more development
•Solar panels
•Freshly painted
•Timber laminate flooring throughout
•Split system air-conditioner
•Rinnai Portable gas heater
•Double carport
•Garden shed
•Water tank

Facts & Figures:
•Residence - 130m2
•Carport/tool shed - 47m2
•Block size - 1045m2
•Rates $2,664 per annum
•Land Tax $3,785 per annum (if rented)
•Land Value $483,000
•Built 1989
•EER 2

Disclaimer:
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More About this Property

Property ID	C9QHQH
Property Type	House
House Size	130 m²
Land Area	1045 m²
EER	2

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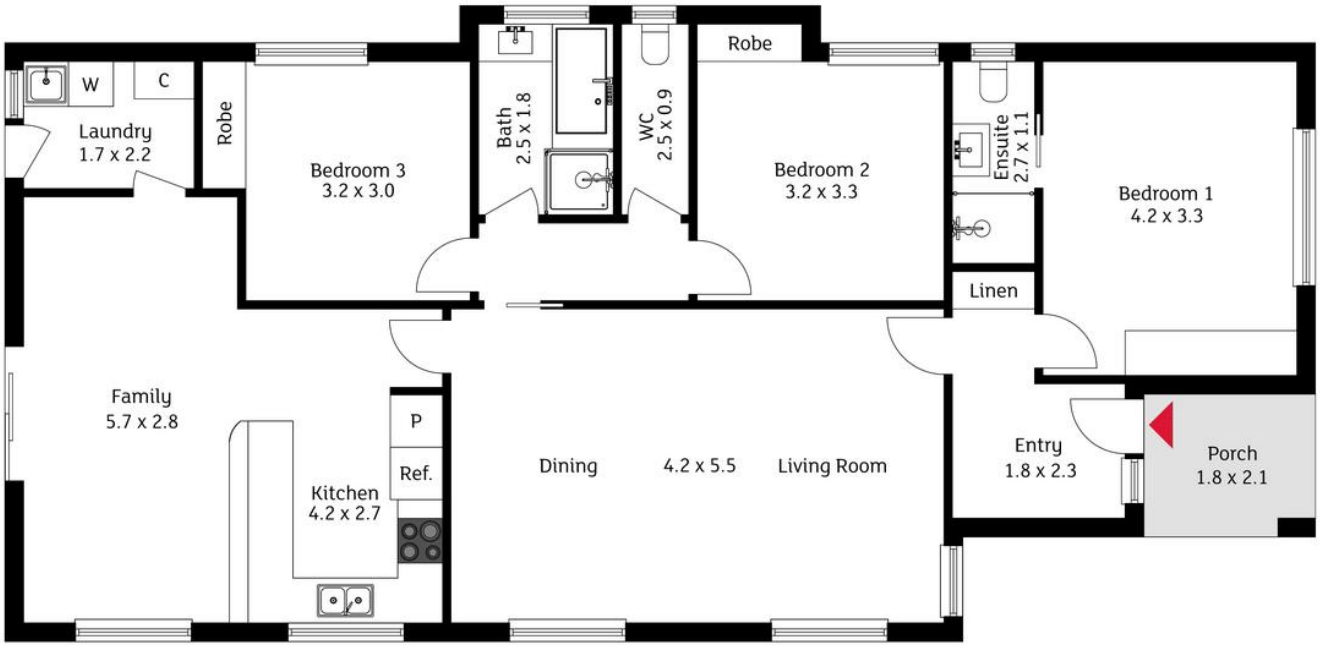








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

36 Tewksbury Circuit, Theodore

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