



Theodore, 4 Burhop Close

Your first home in family-friendly Theodore

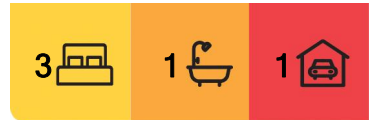
Come home to a house that's packed full of features, perfect for young families and first-home buyers looking for space to grow. Three bedrooms, open plan living and a big backyard all in the heart of Theodore ensure this is the perfect place to make your move onto the property ladder. As a bonus, you can be the first to enjoy fresh paint throughout, updated carpet and new downlights in every room.

Light-filled living and everyday comfort: With floor-to-ceiling windows overlooking the front garden, the open-plan living space is bright, airy and inviting. The kitchen, dining and lounge areas flow together seamlessly, making it easy to keep an eye on the kids or chat with friends while cooking. The eat-in kitchen peninsula is perfect for quick breakfasts, homework sessions, or a glass of wine after a long day.

Space for play and relaxation: Three good sized bedrooms and a practical family bathroom ensure the family is well taken care of. Outside the grassy backyard sits under the canopy



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
\$669,000+

View
ljhooker.com.au/CJ8HQH

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of a beautiful leafy tree providing shade and a charming outdoor space. Whether you're dreaming of weekend BBQs, a veggie garden, or a space for the kids to run free, this backyard has you covered.

Location, lifestyle & convenience: Theodore is a fantastic place to call home, with great schools, parks, and shops just minutes away. Quick access to major roads means you're never far from the city or surrounding suburbs. This is peaceful suburban living with all the conveniences you need. Don't miss the chance to make it yours. Contact us today to arrange an inspection!

Why You'll Love It:

- Three-bedroom, one-bathroom home in a quiet, family-friendly location
 - Freshly painted with new carpet and brand-new LED lighting throughout the home
 - Light filled open-plan living and dining with full length windows
 - Kitchen with all-in-one gas stovetop and electric oven, lots of storage and eat-in peninsula
 - Main bedroom with generous built-in wardrobe space
 - Two more bedrooms, one with built-in robes
 - Bathroom with separate bath and newly installed shower screen
 - Separate laundry with easy backyard access
 - Generous backyard with stunning mature tree, plenty of space to play and Colorbond fence
 - Gas heating unit in living area
 - Single carport with shed/storage and plenty of additional off street parking space
 - Close to schools, parks, shops, and public transport
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- Living space: 96.44m²;
 - Carport: 20.7m²;
 - Land size: 437m²;
 - House built: 1989
 - Rates: \$2603 per annum
 - Land tax: \$3663 per annum (if applicable)
 - EER: 1 Star

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	CJ8HQH
Property Type	House
House Size	96 m2
Land Area	437 m2
EER	1

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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.

4 Burhop Close, Theodore

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