

4 Jay Place, Theodore

## Beautifully Presented Family Home

Welcome to this rare offering at 4 Jay Place - an expansive, beautifully presented family home on a generous 1,022 m<sup>2</sup> block in a peaceful cul de sac on the leafy southern fringe of Tuggeranong Valley.




This quality brick-veneer residence delivers approximately 191 m<sup>2</sup> of approved internal living plus a 36 m<sup>2</sup> external double garage, giving you space, flexibility and lifestyle to grow into.

### Key features

- Spacious layout with multiple living areas - ideal for families, home offices or flexible living.
- Two full bathrooms, including ensuite.
- Comfortable year-round living with air conditioning, gas heating with double glazed windows.
- Energy-savvy home with 6.6KW solar panels already installed.
- Landscaped gardens, large garden shed and mature greenery, offering privacy and a peaceful, established feel.
- Elevated position with area views, capturing the beauty of the surrounding hills and suburbs.

### Location & lifestyle

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.

4  2  3 

**FOR SALE**  
\$1,010,000

### AGENTS

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### AGENCY

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 **LJ Hooker**

- Located in the family-friendly suburb of Theodore, ACT - approximately 17 km as the crow flies to Canberra's city centre.
- " Easy commute to Canberra City centre - around 21 km by road, about 19—25 minutes drive depending on traffic.
- Close to local amenities: Calwell Group Centre (supermarkets, shops, services) is only about 2 km away - a quick drive or short bus ride for everyday needs.
- Families will appreciate the proximity to schools: Theodore Primary School and Calwell High School are within easy reach of the suburb's amenities.

This is a lovely, spacious four bedroom family home offering space, comfort and convenience - with all the benefits of a large block, multiple living zones, modern comforts and an unbeatable tightly held suburb for easy commuting or local living.

Don't miss your chance to secure a quality home in a serene, established neighbourhood with great access to schools, shops and the city.

Contact me, Adam Sutton today for more details or to arrange an inspection.

## MORE DETAILS

Property ID	D83HXS
Property Type	House
House Size	191 m2
Land Area	1022 m2
EER	4.5
Including	Ensuite Air Conditioning Evaporative Cooling Deck Dishwasher Built-in-Robes Fully Fenced Solar Panels Area Views Carpeted Close to Schools Close to Shops Close to Transport Heating Pay TV Access

### Adam Sutton

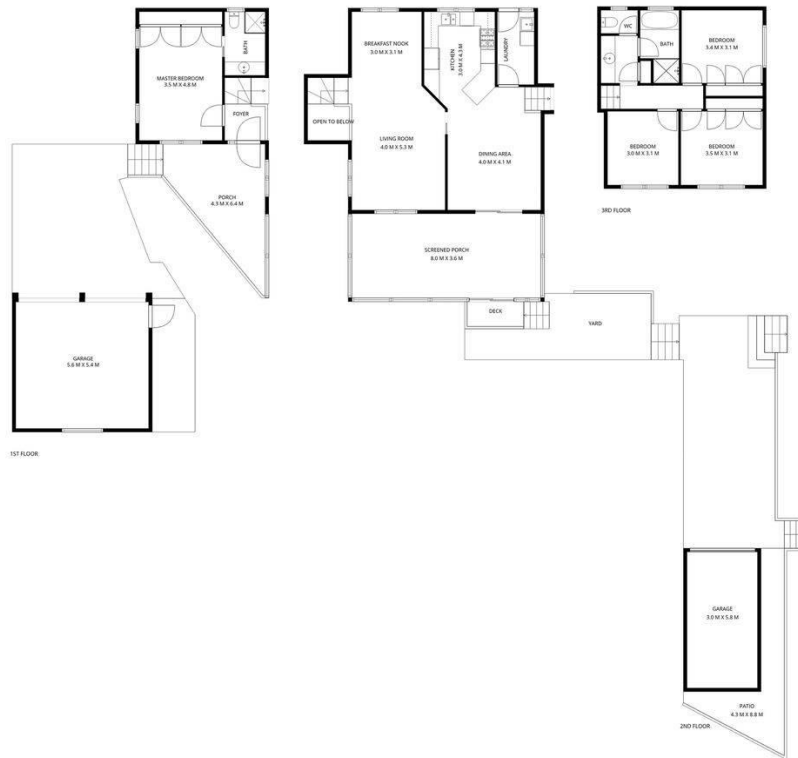
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

Approx. total area: 149m<sup>2</sup>  N

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