



4 Laby Place, Theodore

The One You've Been Waiting For - Fully Renovated & Ready to Go

Positioned in a quiet cul-de-sac in Theodore, this beautifully renovated three-bedroom home delivers effortless modern living with a focus on comfort, style, and entertaining.

Step inside to a light-filled open plan layout, enhanced by fresh paint, new floorboards, and sleek downlighting throughout. The contemporary kitchen is a true standout, thoughtfully designed with an induction cooktop and integrated rangehood, complemented by a fully integrated dishwasher, under-bench oven and microwave. A stylish breakfast bar invites casual dining, while feature lighting adds warmth and visual appeal. Seamlessly connecting to the living and dining areas, it's perfectly suited to both everyday living and effortless entertaining.

The home offers three well-proportioned bedrooms, two with built-in robes, all serviced by a stunning fully renovated bathroom. A thoughtfully updated laundry adds further practicality.

Year-round comfort is assured with ducted reverse cycle heating and cooling, while tinted windows and external roller shutters enhance

3 1 2

FOR SALE

\$850,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

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energy efficiency and privacy.

Outdoors is where this home truly shines. A massive covered pergola creates an incredible entertaining space, overlooking beautifully landscaped grounds with striking sandstone retaining walls. There's ample room for vehicles and storage with a single garage, single carport, and two garden sheds, all enclosed by Colorbond fencing.

Additional features include a 6.6kW solar system with 23 panels and a Rinnai Infinity hot water system, completing a home that is as functional as it is appealing.

Features include:

- Open plan living and dining
- Fully renovated throughout
- Standout kitchen with induction cooktop with integrated rangehood, under bench oven & microwave
- Fully integrated dishwasher (cabinetry-matched)
- Ducted reverse cycle heating and cooling
- Fresh paint, new flooring, and downlights
- Three bedrooms, two with built-in robes
- Renovated bathroom and laundry
- Tinted windows and external roller shutters
- Alarm for security
- Massive covered pergola for entertaining
- Beautiful sandstone retaining wall landscaping
- Single garage plus single carport
- Two garden sheds
- Colorbond fencing
- 23 Solar panels, 6.6kW system
- Rinnai Infinity hot water system
- Quiet cul-de-sac location

Facts & Figures:

- Living space: 102m²
- Block: 705m²
- Enclosed Carport: 22m² Carport: 19m²
- Built: 1988
- Rates: \$2995 per annum
- EER: 4 stars

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.



MORE DETAILS

Property ID	CU1HQH
Property Type	House
House Size	102 m2
Land Area	705 m2
EER	4

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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.

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