



40 Scantlebury Crescent, Theodore

## Solid house, large block, massive garage




This three-bedroom home may be the perfect starter package for a young family with a large 938m<sup>2</sup> block allowing space for the kids and family pets to stretch their legs. There will also be plenty of room for all the bikes, toys and vehicles in the over-sized, 58m<sup>2</sup> garage.

The house is looking for the next generation to make it their home, update it to their taste and enjoy the wonderful position it offers in Theodore. A relatively flat block and single level home, on a concrete slab, also features a circular driveway as well as off-street parking for numerous cars or even a caravan.

A lounge, dining and separate family room provide living options which is complimented by an enclosed pergola spanning the full width of the house and overlooking the backyard. BBQ's and entertaining guests are a must with this outdoor area.

Features:

- 3 bedroom, 1 renovated bathroom, 4 car garage
- Ducted reverse cycle air-conditioning
- Bosch dishwasher and new Westinghouse oven
- Ceiling fans in lounge and all bedrooms

3  1  4 

**FOR SALE**  
\$820,000+

### AGENTS

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Andrew Curren  
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### AGENCY

LJ Hooker Tuggeranong  
(02) 6189 0100

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.

 **LJ Hooker**

- Enclosed outdoor entertaining area with pergola
- Circular driveway plus extensive off-street parking
- Roof construction is timber truss with concrete tile covering
- Plenty of room for the growing family
- Colorbond fencing and gated driveway to garage

Facts & figures:

- Living size 112m<sup>2</sup>
- Garage size 58m<sup>2</sup>
- Block size 938m<sup>2</sup>
- House built 1989
- EER 2
- Rates \$2783 per annum
- Land Tax (if applicable) \$4,027 per annum

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   | CS7HQH             |
| Property Type | House              |
| House Size    | 112 m <sup>2</sup> |
| Land Area     | 938 m <sup>2</sup> |
| EER           | 2                  |

**Sally McCallum 0410 835 087**

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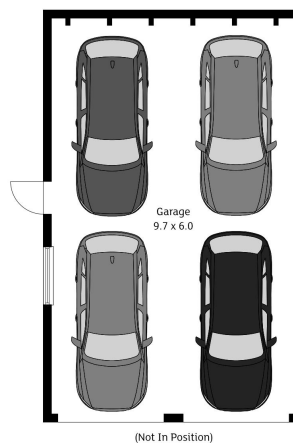
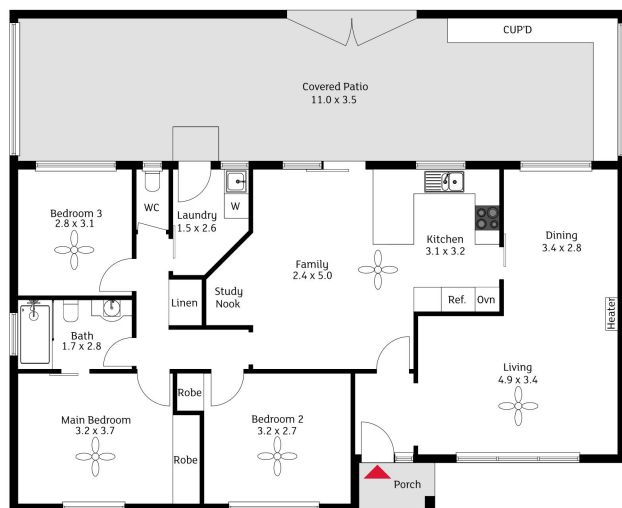
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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