



47 Lawrence Wackett Crescent, Theodore

3 1 2

Unmissable Auction Opportunity: Massive 909m² Block - Your Dream Begins Here

FOR SALE

Auction, Sat 20th Sept at 1:30pm

AGENTS

Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

First home buyers and families - this is your chance to step into the market on a block that gives you room to grow. But also chippies, handymen, and car enthusiasts - this is the golden ticket you've been waiting for!

Nestled in the heart of Theodore's serene bush valley, offers an expansive 909m² parcel of prime land, perfect for unleashing your creativity and building the ultimate man cave, workshop, or garage setup and, offering endless potential to create the lifestyle you've always wanted as a family.

This solid 3-bedroom, 1-bathroom home is ready to move straight into while you plan your next chapter. Whether that's extending, renovating, or simply enjoying what already is, a loved home for many years with a great floorplan and plenty of room you will have the space and freedom to make it truly yours. Kids and pets will love the outdoor room to run, while parents will love the quiet, family-friendly street and the community feel Theodore is known for.

The location is spot on - just minutes from shops, parks, local

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Interested parties must rely solely on their own enquiries.

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favourites like Theodore Primary, and convenient bus links straight into the city. Families will appreciate the community vibe, and investors will recognise the growth opportunity a block this size offers.

And here's the exciting part for first home buyers: with the recent government changes, eligible buyers can now purchase homes with only 5% (conditions may apply)

The owners are motivated and ready to meet the market. Opportunities like this - a block this size, in this location - don't come up often. Secure your slice of suburban freedom at auction and start building the future you've been waiting for.

Features & Inclusions

- A well kept 3brm home with good size bedrooms.
- Car accommodation some would call the garage fitted with power and a wood fire a man cave of sorts
- Heating & cooling is offered in the home by way of ducted gas heating and evaporative cooling.
- Kitchen that overlooks the back yard as you watch the kids play
- Outdoors offers opportunity plus - even a room for the chooks !
- Storage options are plentiful both inside and out.
- All of this and you sit across from greenspace just incase you need more !!!

The Numbers

- Block size 909m2 (approx)
- Living area 113m2 (approx.)
- EER 4
- Year built 1990
- Rates \$2598 approx
- Land tax (if rented) \$4310 approx
- Land Value (UV) \$450,000
- Estimated rental return \$650 - \$670pw

MORE DETAILS

Property ID	35TPGCY
Property Type	House
House Size	113 m2
Land Area	909 m2
EER	4
Including	Ducted Cooling Ducted Heating Solar Panels

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
cclough@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

