



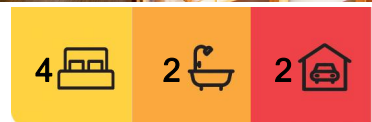
Theodore, 49 Freda Gibson Circuit

Spacious Family Living with Mountain Views in Leafy Theodore

Perched on an elevated 1079m² block and backing directly onto peaceful reserve land, this much-loved family home offers a rare blend of privacy, space, and convenience in one of Theodore's most tranquil pockets.

Offered for the first time by the original owners, the home has been exceptionally well maintained and showcases a thoughtful layout across 156m² of internal living. Enjoy stunning mountain views and a sunny north-western aspect from the main living areas- perfect for soaking in natural light year-round.

Inside, the home boasts four generously sized bedrooms, two bathrooms, and a spacious double garage. Recent updates including brand-new carpet complement the original charm, while comfort is ensured with ducted gas heating throughout.



For Sale
Please Call

View
ljhooker.com.au/CM6HQH

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EER ★★★★★



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LJ Hooker Tuggeranong
(02) 6189 0100

This is a fantastic opportunity for families or those seeking extra room to grow-all just minutes from Calwell Shopping Centre and Lanyon Marketplace, schools, parks, and public transport.

Key Features:

- Elevated 1079m² block backing reserve
- Four bedrooms | Two bathrooms | Double garage
- Light-filled living with north-western mountain views
- Ducted gas heating
- New carpet
- Peaceful, leafy street in desirable Theodore
- Close to Calwell Shopping Centre and Lanyon Marketplace, schools & public transport

Facts & Figures:

- Living space: 156m2
- Garage: 38.61m2
- Land size: 1079m2
- Year built: 1988
- Rates: \$3195 per annum
- Land Tax: \$4843 per annum (if rented)
- EER: 4 stars

A quality offering in a sought-after location-inspect now and discover the potential this home has to offer.

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 About this Property

Property ID	CM6HQH
Property Type	House
House Size	156 m2
Land Area	1079 m2
EER	4

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