







54 Tewksbury Circuit, Theodore

The Sky Is Falling in, The Sky Is Falling In!

You will feel just like Chicken Little if you miss out on this incredible opportunity.
Welcome to 54 Tewksbury Circuit, Theodore a wonderful opportunity that delivers far more than meets the eye. From the moment you arrive, the presence of this super cute three-bedroom home is immediately apparent, with beautifully manicured gardens, a huge U-shaped driveway and an incredible amount of off-street parking. And then there is the four car garage a rare find in itself offering exceptional space for cars, toys, storage, hobbies and everything in between.

But the surprises certainly don't stop there. Attached to the rear of the garage is an incredible man cave, complete with its own kitchen, fridge, benches, fireplace, television and darts board. Whether you're settling in for a cold Canberra winter night watching the footy, entertaining friends or simply looking for your own space to escape to, this is an area that will quickly become one of the favourite parts of the home. There is also a separate entry studio style room with its own bathroom, creating fantastic versatility for those working from home, running a small business, setting up a home office or even creating a private space for clients.

3 1 4

FOR SALE
By Negotiation

AGENTS

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Interested parties must rely solely on their own enquiries.

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Inside, the home continues to impress with two generous living areas providing plenty of room for the family to spread out and relax. The well-sized kitchen sits perfectly at the heart of the home, flowing effortlessly towards the dining and living spaces and making entertaining wonderfully easy. Three genuinely good sized bedrooms provide comfortable accommodation, while the beautifully appointed family bathroom has been renovated and presents exceptionally well. It is a home that offers plenty of immediate comfort while still giving you the flexibility to make it your own over time.

Step outside and the real entertainer comes to life. A large undercover alfresco deck creates the perfect setting for summer gatherings, weekend barbecues or simply enjoying a quiet afternoon at home. The built-in spa overlooks the backyard, while the generous grassed area provides plenty of room for children and pets to play. The fully Colourbond fenced yard is private and secure, and towards the rear you'll even find a substantial chicken run, complete with its feathered residents adding another wonderful layer of character to this already unique property.

And the location is every bit as appealing. Positioned in the popular family-friendly suburb of Theodore, you're surrounded by parks, playgrounds, walking and cycling paths and the wonderful open spaces that make Tuggeranong such a sought-after place to live. Theodore Primary School is right within the suburb, while the wider area provides easy access to Lanyon High School and Lake Tuggeranong College. For your everyday shopping, Lanyon Marketplace is close by, anchored by Woolworths and offering a great range of cafes, services and specialty retailers. You're also within easy reach of Calwell, Chisholm and the broader Tuggeranong Town Centre, with Lake Tuggeranong, local sporting facilities, recreation, parks and family attractions all close at hand.

Whether you're a first home buyer looking for something truly special, a downsizer wanting plenty of space without compromising on lifestyle, an investor seeking a versatile property, or simply someone who wants a home with a little bit of everything 54 Tewksbury Circuit deserves your attention. Three bedrooms, multiple living spaces, four-car garaging, an incredible man cave, separate studio, spa, entertaining deck, private backyard and even a chicken run... this is far more than just a home. It's a lifestyle, and one that you won't find every day.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:
- Large three bed home
- Renovated bathroom
- U driveway with plenty of parking
- Four car garage
- Mancave
- Studio + bathroom
- In built spa
- Large undercover alfresco deck
- Chicken run + chickens (if you want them)
- Front gate
- Freshly painted

Property Info:
Rates: $2,959 pa approx
Land Tax: $5,091 pa approx
EER: 2.0.

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MORE DETAILS

Property ID	2H7VF9Q
Property Type	House
Land Area	983 m2
EER	2

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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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