



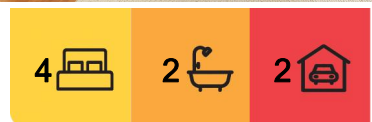
## Theodore, 58 Louis Loder Street

### Spacious Forever Home with Stunning Views

Perched high in the hills of Theodore, this spacious family home presents an incredible opportunity to move in, settle down and create your forever home. With a brand-new luxury bathroom, new carpet and paint, four big bedrooms, two separate living spaces and a huge outdoor space, the expansive floorplan is perfect for families seeking space to grow.

With sweeping views of the hills beyond, the warm and inviting formal lounge and dining space provide the perfect backdrop for family gatherings or cosy evenings. The open plan family room creates a central hub with extra living space for the family. The adjoining spacious kitchen boasts modern stainless-steel appliances, an eat in breakfast bar and plenty of bench and storage space.

The spectacular outdoor area is a highlight of this home. Ideal for year-round entertaining, the covered space comes complete with a 4-person heated spa, all-weather blinds and fans. The terraced garden offers extra delights with a bocce court, oversized chessboard



**For Sale**  
\$920,000+

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**EER** ★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100

and access to walking trails at the rear.

The master bedroom boasts stunning views, an ensuite and walk-in robe, while three more bedrooms provide space for family, guests and home office. The newly renovated family bathroom shines with a luxurious bath, dual rain shower, matte black fixtures and floor-to-ceiling tiles.

Outside, the huge 1150m<sup>2</sup> block offers endless possibilities, from veggie gardens to a future pool. You're also a short 5 minute drive from Lanyon Marketplace with a great selection of restaurants, shops and recreation facilities, plus primary and high schools, parkland and more. Don't miss the opportunity to secure a forever home in a prime location. Get in touch today!

Features:

- Spacious 4-bedroom, 2-bathroom home in elevated position
- Brand-new family bathroom with luxury bath, dual rain shower, black fittings and quality tiles
- Expansive formal lounge and dining areas, plus a large separate family room
- Generous kitchen with stainless steel oven, 5-burner gas cooktop, dishwasher and breakfast bar
- Outdoor covered entertaining area with 4-person heated spa, all weather blinds and fans
- Huge backyard leading up to reserve at the rear with direct access to walking trails
- Master bedroom with views, ensuite and walk-in robe
- Three more double bedrooms, all with built-in robes
- Separate new toilet and ample storage throughout
- Large laundry with external access
- Ducted gas heating and evaporative cooling throughout
- Remote-access double garage with internal entry
- Close to great schools, shops, restaurants, cafes and transport links
- Concrete slab floor construction
- Timber truss roof construction with concrete tile

Facts & Figures:

- Living space: 167m<sup>2</sup>;
- Garage: 37m<sup>2</sup>;
- Land size: 1,165m<sup>2</sup>;
- House built: 1990
- Rates: \$3,214 per annum
- Land Tax: \$4,878 per annum
- EER: 1.5 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.



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## More About this Property

|                      |                     |
|----------------------|---------------------|
| <b>Property ID</b>   | CCVHQH              |
| <b>Property Type</b> | House               |
| <b>House Size</b>    | 167 m <sup>2</sup>  |
| <b>Land Area</b>     | 1165 m <sup>2</sup> |
| <b>EER</b>           | 1.5                 |

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### 58 Louis Loder Street, Theodore

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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