



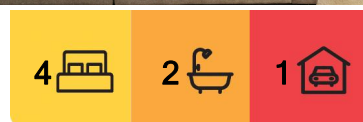
Theodore, 6 Porteous Crescent

Family Entertainer on Expansive Block

Set on an impressive 1422m2 block, this beautifully updated home is the ultimate family entertainer. Combining generous living spaces, a sparkling heated saltwater pool, expansive outdoor entertaining area and modern updates, this property is the ultimate retreat for families seeking space, style and fun.

Nestled in a family-friendly street, this home is set to impress. Inside you'll find a thoughtfully designed layout offering room for relaxation and entertaining across the large sunken lounge, separate dining and open plan family room. The heart of the home is the stylish, updated kitchen, boasting stone benchtops, quality appliances, ample bench space and generous storage.

Outside is where memories are made. The heated saltwater pool promises endless fun for the kids and a resort-style living for grown-ups on the paved surrounds. The covered entertaining area is perfect for barbecues, family gatherings or relaxing with a morning



For Sale
\$940,000+

View
ljhooker.com.au/CG6HQH

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Disclaimer: 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.

EER ★★★★★

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coffee. The expansive easy-care gardens stretch on with meandering footpaths and multiple zones creating a private haven to soak up the tranquility.

Parents will love the master suite, complete with built-in robes and a modern ensuite, while three more bedrooms offer space and flexibility for kids, guests or a home office. The opulent main bathroom is a standout, with a freestanding tub, luxe finishes and floor-to-ceiling tiles creating a relaxing atmosphere.

Positioned walking distance to schools, shops and nature, you're also minutes from the Monaro Highway and an easy drive to the south coast or snowfields. This home has had just one owner and been with the same family for 35 years-now it's your chance to own a much-loved family home. Don't miss out, get in touch today!

Features:

- Enormous 1422m2 block surrounded by mature trees and lush landscaped easy-care gardens
- Original owners - first time for sale in 35 years
- Sparkling 9m x 4m solar heated saltwater pool with spacious paved surrounds
- Two spacious living areas, including separate lounge, dining and family living space
- Stylish kitchen updated with stone benchtops, cabinetry and quality Westinghouse stainless steel gas cooktop, oven and dishwasher
- Master bedroom with built-in robes and a modern ensuite plus ceiling fan
- Three additional bedrooms, all with built-ins, perfect for kids, guests or a home office
- Luxurious updated main bathroom with a freestanding tub and premium finishes
- Expansive covered outdoor entertaining area, with built in BBQ, perfect for year-round enjoyment
- Huge backyard and front yard with garden shed, side access and 10,000L water tank
- Ducted gas heating throughout
- Updated laundry with rear access and ample storage
- Secure carport with rear access and lots of additional off-street parking
- Walking distance to multiple schools, shops & playing fields
- Quick access onto the Monaro Highway to city/airport
- Garage has been converted to Living, can easily be converted back to a garage

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

Property ID	CG6HQH
Property Type	House
Land Area	1422 m2
EER	2.5

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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.

6 Porteous Cres, Theodore

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