






60 Louis Loder Street, Theodore

4  2  2 

Spacious Family Living with Spectacular Mountain Views on a 1224m² block!

Welcome to this exceptional 4-bedroom, 2-bathroom home, perfectly positioned on a generous 1,224m² block, backing directly onto the scenic Tuggeranong Hill Nature Reserve. With breathtaking views over Lanyon Valley and Tuggeranong Hill, this home offers a rare blend of space, comfort, and natural beauty.

Step inside to discover multiple light-filled living areas designed for both relaxation and entertaining. The slow combustion fireplace creates a cozy atmosphere in the cooler months, while a split system air-conditioner ensures year-round comfort.

The original kitchen adds a touch of charm and character, offering ample storage and scope to update or renovate to your taste. All four bedrooms feature built-in robes, with the master suite complete with a private ensuite.

Enjoy seamless indoor-outdoor living with an enclosed pergola - ideal for family gatherings, weekend BBQs, or simply taking in the serene views. The huge backyard is perfect for kids, pets, or future

FOR SALE
\$880,000+

AGENTS

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AGENCY

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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.

 **LJ Hooker**

landscaping dreams, all framed by the stunning north-east aspect toward the mountains.

This is a rare opportunity to secure a home in an unbeatable location with incredible potential. Whether you're looking to move in and enjoy or renovate and make it your own - this property delivers on lifestyle, space, and scenery.

Key Features:

- 4 bedrooms, all with built-in robes
- 2 bathrooms including master ensuite
- Multiple living areas for flexible family living
- Slow combustion fireplace & split system heating/cooling
- Original kitchen with great potential
- Enclosed pergola for year-round entertaining
- Double garage
- Huge backyard with panoramic views of Tuggeranong Hill & Lanyon Valley
- North-east aspect with stunning mountain views
- Directly backing Tuggeranong Hill Nature Reserve

Facts & Figures:

- Living size 175m²
- Garage 37m²
- Block size 1224m²
- EER 2 stars
- Rates \$3,433 per annum
- Land Tax \$5,285 per annum (If applicable)
- Year built 1990
- Concrete slab and truss roof construction

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 DETAILS

Property ID	CN7HQH
Property Type	House
House Size	175 m ²
Land Area	1224 m ²
EER	2

Sally McCallum 0410 835 087

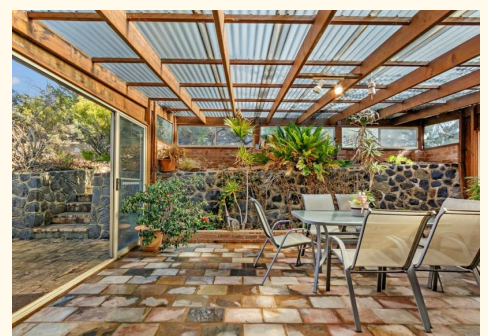
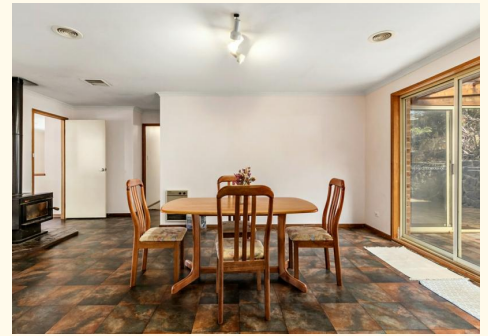
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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