



63 Freda Gibson Circuit, Theodore




## Fully Renovated Family Living Backing Nature

Beautifully transformed and thoughtfully designed, 63 Freda Gibson Circuit offers a stylish, move-in ready home that blends modern comfort with family functionality-all in a peaceful position backing reserve.

Step inside to discover a home that feels brand new, with fresh paint, new carpet and quality finishes throughout. The spacious open plan layout features underfloor heating in tiled areas, ducted reverse cycle heating and cooling, instant gas hot water and an array of upgrades that elevate everyday living.

The designer kitchen will delight home cooks, featuring a Smeg oven, gas cooktop, Ariston dishwasher, ample storage and a welcoming outlook over the living space. A separate study provides the perfect workspace, while a clever built-in in bedroom two adds versatility.

The oversized master bedroom is a standout, complete with a renovated ensuite boasting double showerheads, feature tiling and twin sinks. The main bathroom is equally impressive with a freestanding bath, feature tiles and a modern feel.

3  2  2 

**FOR SALE**  
\$895,000+

### AGENTS

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### AGENCY

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 **LJ Hooker**

Outdoors is made for entertaining, with a huge pergola overlooking manicured landscaping including sandstone style blockwork retaining walls, a fire pit area, lawn for kids and pets, and two garden sheds for extra storage. The property is private with established hedging and features an electric side gate and a 50m<sup>2</sup> oversized double garage.

- friendly additions include 16 solar panels (4.5kW), helping keep running costs low.

Perfectly positioned backing reserve, this home delivers space, privacy and a high level of comfort-ideal for families, uprisers or anyone seeking a premium Theodore address.

#### Features

- Fully renovated inside and out
- Underfloor heating in tiled areas
- Ducted reverse cycle heating & cooling
- Instant gas hot water
- Smeg oven, gas cooktop & Ariston dishwasher
- Fresh paint, new carpet & downlights
- Double blinds & European laundry
- Study space
- Built-ins to all bedrooms
- Master suite with double shower, double sinks & feature tiles
- Luxurious main bathroom with freestanding tub
- Oversized 50m<sup>2</sup>; double garage
- Huge covered pergola for year-round entertaining
- Electric side gate
- 16 solar panels (4.5kW)
- Landscaped grounds with sandstone style blockwork retaining walls, fire pit & lawn area
- Two garden sheds
- Backing reserve for peace and privacy

A stunning home offering modern living in a beautiful setting-this one is not to be missed

#### Facts & Figures:

- Living size 112m<sup>2</sup>;
- Garage 50m<sup>2</sup>;
- Block size 700m<sup>2</sup>;
- Rates \$2654 per annum
- Land Tax \$3765 per annum (if rented)
- EER 4.5 stars
- Year built 1990
- Concrete slab

#### 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   | CRMHQH |
| Property Type | House  |
| House Size    | 112 m2 |
| Land Area     | 700 m2 |
| EER           | 4.5    |

### **Sally McCallum 0410 835 087**

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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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