



## Theodore, 12/12 Tewksbury Circuit

### Family-Friendly Townhouse with Full-Sized Features

Combining the convenience of townhouse living with the spaciousness of a full-sized family home, this freestanding townhouse has it all. Nestled in a tranquil, sought after enclave you'll love the space on offer. With two separate living areas, three large bedrooms and a fully updated kitchen and bathroom, it's the perfect opportunity for first home buyers, investors and downsizers.

The lounge and dining space are filled with light from large windows and new downlights creating a bright and airy feel. The versatile family room creates that all important second living space while a study nook ensures your work-from-home needs are covered. The fully updated kitchen features stylish blackbutt benchtops, subway-tile splashback and quality Bosch appliances, with eat-in kitchen bench.

The generous master bedroom comes complete with wall-to-wall built-in robes and ceiling fan, while two additional bedrooms-one with built-in robes-are perfect for kids or guests.



**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.



**For Sale**  
\$665,000+

**View**  
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**EER** ★★☆☆☆☆

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

The spectacular renovated bathroom boasts a luxurious freestanding tub, large floating vanity and floor-to-ceiling tiles.

Outside, the expansive courtyard is framed by lush gardens and established trees makes an ideal retreat, with the added bonus of a fantastic chicken run and veggie patch for sustainable living. Located in a family-friendly community, siding a peaceful reserve you're also minutes from local schools, shops, and main roads for easy access to the rest of Canberra. This is an exceptional opportunity to secure a great value family home. Act quickly to make this beautiful home your own!

Features:

- Freestanding, single-level townhouse in a peaceful complex
- Spacious lounge and dining area plus separate family living area and study nook
- Updated kitchen with blackbutt wood benchtops, subway-tile splashback, Bosch dishwasher and oven, and Omega cooktop
- 3 large bedrooms, master with built-in robes, ceiling fan and second bedroom with built-in robes
- Stylishly renovated bathroom with freestanding tub, new vanity and separate toilet
- Large private courtyard with lush gardens, veggie garden and chicken run
- Split-system air conditioning and gas hot water
- Single carport, storage, and extra off-street parking
- Separate laundry with external access
- Close to schools, shops, parks, and major link roads

- Block size: 346m<sup>2</sup>
- Living space: 116m<sup>2</sup>
- Carport: 24.21m<sup>2</sup>
- House built: 1989
- Body Corporate: \$591 per quarter
- Rates: \$2631 per annum
- Land tax: \$3822 per annum
- EER: 2 stars
- Rental estimate: \$580 - \$600 per week

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>	CCTHQH
<b>Property Type</b>	Townhouse
<b>House Size</b>	116 m <sup>2</sup>
<b>Land Area</b>	346 m <sup>2</sup>
<b>EER</b>	2

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**12/12 Tewksbury Circuit, 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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