

32/12 Burdett Crescent, Theodore, ACT, 2905

AREA SPECIALIST

Townhouse For Sale

Thursday, 5 December 2024

32/12 Burdett Crescent, Theodore, ACT, 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Jason Hall

THE BRIEF: A great place to start

ITS ADDRESSED:

The timed sale closing date is 22/12/2024 at 11:00am. *THIS IS NOT AN ONLINE AUCTION.

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Immerse yourself in the convenience and comfort of 32/12 Buredett Crescent, a splendid opportunity for first home buyers and investors alike. This delightful three-bedroom townhouse offers an inviting canvas for those eager to step onto the property ladder or expand their portfolio.

With a generous internal size of 101.33m², this residence boasts a spacious lounge room flowing seamlessly into a meals area, setting the stage for memorable family gatherings. The kitchen, while amply sized, presents potential for renovation and expansion, allowing new owners to infuse their style into their new home. Each bedroom is a cosy retreat, adorned with carpet and built in robes for that added touch of comfort.

Modern conveniences are not overlooked, with ducted reverse cycle heating and cooling alongside additional gas heating ensuring your environment is perfectly temperate year-round. Freshly painted interiors provide a clean and contemporary backdrop, ready for personalisation.

Outside, the property excels with not one but two private courtyards—ideal for pets and children to frolic safely. For entertainers, a large covered area awaits, promising countless joyful alfresco occasions. Vehicle accommodation is ample, featuring a single lock-up garage with remote access plus an extra allocated car space.

Strategically positioned, this townhouse is a stone's throw from local educational establishments like Theodore Primary School and Calwell High School. The Tuggeranong town centre is merely a short drive away, while easy access to the Monaro Highway ensures swift commutes.

Don't miss your chance to make 32/12 Buredett Crescent your own.

Year built: 1991

Living size: 101.33m²

Garage: 22.5m²

Block size: 273m²

Land tax: \$808.33 per quarter

Rates. \$584.99 per quarter

Body corporate: \$433.20 per quarter

- * Ideal opportunity for first home buyers and investors
- * Generous internal size of 101.33m²
- * Spacious lounge room flows into a meals area
- * Potential for kitchen renovation and expansion
- * Each bedroom features carpet and built-in robes
- * Ducted reverse cycle heating and cooling
- * Additional gas heating for year-round comfort
- * Freshly painted interiors ready for personalisation
- * Two private courtyards suitable for pets and children
- * Large covered area for alfresco entertaining
- * Ample vehicle accommodation: single lock-up garage with remote access plus an extra allocated car space
- * Close to local educational establishments: Theodore Primary School and Calwell High School
- * Short drive to Tuggeranong town centre
- * Easy access to Monaro Highway for swift commutes
- * A great opportunity to make this townhouse your own