

**22 Abercorn Cres, Isabella Plains, ACT, 2905**

**AGENT TEAM**

**House For Sale**

Tuesday, 12 November 2024

22 Abercorn Cres, Isabella Plains, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Modern Comfort and Versatile Living on a Spacious Block – Perfectly Located for Family Lifestyle

Welcome to 22 Abercorn Crescent, Isabella Plains—a beautifully renovated single-level family home on a spacious 740m<sup>2</sup> flat block. Ideal for families, downsizers, and professionals alike, this property combines modern style with comfort, offering the perfect lifestyle in a prime location for those seeking convenience and space. The open-plan kitchen, dining, and living areas are filled with natural light, complemented by high-end finishes throughout. The top spec, brand new kitchen is a chef's dream, boasting a Quantum Quartz Argento benchtop, premium Bosch appliances, an Asko dishwasher, under-mount sink, and a double-glazed splashback window for extra light and wow factor. Custom cabinetry throughout, including a built-in TV unit and extensive storage, ensures practicality meets luxury. Sunlit living areas with a skylight, French doors, sheer curtains, and shutters create a warm, inviting atmosphere, while new carpet, fresh paint, and dimmable downlights with finger-touch controls add a modern touch. Comfort is assured year-round with ducted reverse cycle air conditioning, ceiling fans in the master and second bedroom, and north-facing bedrooms that capture optimal sunlight. The bathroom showcases floor-to-ceiling tiles, a full-width glass shower with built-in seating, mirrored shelving cabinets, and a separate toilet and powder room for convenience. A concealed European laundry keeps things streamlined, and the east-facing alfresco area is perfect for entertaining. Outside, the property shines with Crimsafe security screens, two carports, and a landscaped backyard featuring planter boxes, garden sheds and durable Colorbond fencing. The landscaped front yard with dual circular asphalt driveways not only enhances street appeal but offers ample off-street parking. A versatile detached garage/rumpus room, fitted with frosted glass double doors, built in storage and a reverse cycle AC system, provides endless possibilities—ideal as a home office, salon, workshop, or creative studio, this additional space makes the property especially adaptable to varied lifestyles. Located on a quiet, looped street, this child- and pet-friendly home provides both privacy and security, making it perfect for young families or downsizers looking for a peaceful yet connected retreat. The home's prime location places you close to playgrounds, parks, walking tracks, local shops, medical centres, and a variety of schools. It's also a short drive to Tuggeranong Town Centre, South Point Shopping Centre, Lake Tuggeranong, and major roads like the Monaro Highway, ensuring easy access to all Canberra has to offer. This is a rare opportunity to own a home where every detail has been carefully considered. Schedule your inspection today!

**Features:**

- Single level renovated family home on a flat block
- Open-plan kitchen, dining, living area
- Quantum Quartz Argento 20mm benchtop
- Bosch appliances (Induction cooktop, externally ducted rangehood, oven)
- Asko dishwasher + under-mount sink
- Double-glazed splashback window to the kitchen
- Quantum Quartz Argento stone vanities
- Custom cabinetry throughout, including built-in TV unit, wall to wall storage, shelving and linen storage
- Skylight + French doors + sheer curtains + shutters
- Ducted reverse cycle AC
- Downlights with dimmer and finger-touch controls
- Brand new carpet and fresh paint throughout
- Sundrenched living areas
- Ceiling fans in the master bedroom & bedroom two
- Built-in wardrobes
- Bathroom features floor-to-ceiling tiles
- Full-width glass shower + built in seating
- Separate powder room from bathroom
- European laundry
- East-facing alfresco + entertainment spaces with abundant natural light
- Crimsafe security screens
- Open carport
- Second enclosed carport
- Additional garage/granny flat/rumpus room with double opening doors and loads of storage
- Colorbond fencing
- 2x garden sheds
- Professionally landscaped well maintained backyard yard with planter boxes
- Street appeal featuring a landscaped front yard and plenty of off-street parking
- Located on a quiet looped street with a private setting both child & pet friendly
- Ideally located close to playgrounds, walking tracks, Calwell and Isabella Plains Shops, Isabella Plains Medical Centre, Isabella Plains Early Childhood School, St Mary Mackillop College (Senior Campus), public transport, and local ovals
- Just a short drive to Tuggeranong Town Centre, South Point Tuggeranong, Lake Tuggeranong, and major roads including Ashley Drive, Johnson Drive, Isabella Drive, Drakeford Drive, and the Monaro Highway

**Nearby Amenities:** Isabella Plains Early Childhood School – 1.4km (3 min drive)(PEA) Bonython Primary School – 2.6km (5 min drive)(PEA) Calwell High School – 3.4km (5 min drive)(PEA) Lake Tuggeranong College – 4.4km (7 min drive) St Mary Mackillop College – 900m (2 min drive) Isabella Plains Shops – 1.4km (3 min drive) South Point Shopping Centre – 3.9km (5 min drive) Canberra Hospital - 11.6km (14 min drive)

**Property Specifications:** Built: 1988 Living: 113.9m<sup>2</sup> Garage/Rumpus: 43.8m<sup>2</sup> Garage: 36.33m<sup>2</sup> Total: 194.03m<sup>2</sup> Block: 739m<sup>2</sup> Ceiling insulation rating: R2.0 Energy Efficiency Rating (EER): 1.5 Stars Rates: \$729pq approx Land tax (If tenanted): \$1,297pq approx\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.