

24 Abercorn Crescent, Isabella Plains, ACT, 2905



House For Sale

Wednesday, 20 November 2024

24 Abercorn Crescent, Isabella Plains, ACT, 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

THE STORY...

Nestled in a quiet, family-friendly corner of Tuggeranong, this three-bedroom home, purchased by the current owner in the spring of 2021, has been a sanctuary for hobby, relaxation, and creating memories. Drawn to the safe and inviting suburb, this property promised a perfect blend of low maintenance living with ample space to indulge in his love for cars and motorbikes. The generous double garage became his haven, a place where countless hours were spent restoring bikes and tinkering with cars, just a step away from the warmth and comfort of home.

The home's lovely bay windows, a favourite feature of the homeowner, invite natural light into the spacious lounge room, where new carpets and a slow combustion wood fireplace add a cosy, timeless charm. Here, the homeowner and his loved ones enjoyed many evenings by the fire, wrapped in the comfort of the flickering flames - a space that effortlessly became the heart of the home.

The kitchen, overlooking the backyard, is more than functional – it's a place that connects the home's indoor and outdoor spaces. Whether preparing family meals or keeping an eye on children at play, this kitchen is crafted for family life. From the meals prepared within its walls to summer afternoons in the shaded pergola, this home has hosted gatherings both large and small, with BBQs, laughter, and picking fresh raspberries from the bountiful bush in the backyard.

Every corner of this home reflects the owner's care and dedication. Over recent years, it has been lovingly updated with fresh paint, new carpets, upgraded lighting, and solar panels, ensuring it's energy-efficient and primed for modern living. Inside, the three bedrooms are designed for comfort and privacy. The master bedroom offers a peaceful retreat with its walk-in wardrobe, while the other two bedrooms feature built-in wardrobes – ideal for a growing family or those looking to settle in and make it their own.

For those sunny Canberra days, the paved pergola equipped with a ceiling fan extends the living space outdoors. It's the perfect spot for entertaining or simply enjoying the quiet, private backyard, which has been beautifully maintained with sprawling lawns and established trees providing shade and privacy. The two garden sheds offer convenient storage for tools and garden essentials, keeping everything neat and organized.

Located within walking distance to local playgrounds, public transport, and schools like St Mary MacKillop College, this home offers the blend of community and convenience that families seek. Just a short commute to shopping hubs such as Calwell, Erindale, and Chisholm Village Shopping Centres, the property sits at the heart of everything a family could need.

Now, as the homeowner looks toward a new adventure, this home awaits its next chapter. For those dreaming of a welcoming, well-maintained space to begin new memories – whether as a first family home or a comfortable retreat to downsize or upsize – this Tuggeranong residence is ready to become a cherished part of your family's story.

More Details:

- Master bedroom ft. walk-in wardrobe, antenna point, ceiling fan & Mitsubishi split system A/C
- Second bedroom ft. built-in wardrobe, antenna point & data point
- Third bedroom ft. built-in wardrobe, antenna point & ceiling fan
- Kitchen ft. double stainless-steel sink, 4-burner Miele gas cooktop, Westinghouse electric oven (above benchtop) & breakfast bar
- Lounge room ft. data point, Panasonic split system A/C & slow combustion fireplace
- Slow combustion fireplace ft. heat transfer system (pumping warm air to opposite end of house)
- Single-glazed windows throughout ft. two bay windows overlooking frontyard
- Brand new carpet to bedrooms & lounge room (2024)
- New hybrid flooring throughout (2023)
- Ducted evaporative cooling
- Downlights with dimmers to lounge room, kitchen & master bedroom (2022)

- Two-way entry main bathroom ft. bathtub, separate shower & segregated toilet (entry from hallway & master bedroom walk-in wardrobe)
- Laundry ft. external access to undercover veranda
- Undercover rear veranda & deck overlooking backyard
- Generous double car, lock up garage ft. plenty of space for workshop & parking
- Fully fenced backyard ft. 2x garden sheds & established gardens
- Upgraded lighting to garage (2022)
- Enclosed carport ft. Colorbond gate (2024)
- 9.6kW solar panels (2023)
- Paved pergola ft. ceiling fan
- Freshly painted exterior (2024)
- Secure, low-maintenance backyard ft. established garden including a large raspberry bush
- Two garden sheds
- Within walking distance of Tumbleton Place Playground, public transport, local shops & schools including St Mary MacKillop College
- Short commute to local shops, schools & amenities including Calwell, Erindale & Chisholm Village Shopping Centres
- Year Built: 1988
- EER: 3 stars
- Approx. Block Size: 681 sqm
- Approx. Living Size: 120.62 sqm
- Approx. Garage Size: 48 sqm
- Approx. Council Rates: \$4586.88 per annum
- Approx. Rental Return: \$600 - \$630 per week