

**3 Quambone Place, Isabella Plains, ACT, 2905**



**House For Sale**

Friday, 10 January 2025

3 Quambone Place, Isabella Plains, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Your Dream Oasis Awaits in Isabella Plains!

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Nestled in the heart of Isabella Plains, this delightful home offers the perfect blend of comfort and convenience. Imagine cooling off during Canberra's summer days in your very own 7m saltwater pool-a private oasis just steps away from your back door. Located within close proximity to local schools, shops, and a medical center, this property truly has it all.

Step inside to discover a thoughtfully designed layout, featuring a segregated dining and lounge room, as well as an open-plan kitchen and living area. The kitchen with ample storage also includes a dishwasher and overlooks the backyard, making it the perfect space for both cooking and connecting with loved ones.

With three generously sized bedrooms, two of which include built-in robes, there's plenty of room for everyone. The master bedroom is a true retreat, complete with its own ensuite. The main bathroom is equipped with a shower, bath, and a separate toilet, adding convenience for family living.

Comfort is assured year-round with ducted gas heating and a split system reverse cycle air conditioner. The property also features a single carport, ensuring practicality and security.

Whether you're a first-home buyer, a small family, or an investor, this wonderful home offers endless possibilities. Don't miss your chance to make it yours!

### Property Features Include:

- Segregated dining and lounge room
- Open plan kitchen and living room
- Well proportioned kitchen with dishwasher
- Three generous sized bedrooms, two fitted with built in robes
- Master bedroom has its own ensuite
- Bathroom fitted with shower, bath and separate toilet
- Laundry accessible from inside and outside
- In ground salt water pool with new filters, approx. 7m in length
- Covered outdoor entertaining area
- Ducted gas heating and split system reverse cycle
- Single car carport with roller door
- EER: 1.5
- Built: 1989
- Living: 125.68sqm
- Garage: 73.20sqm
- Block: 743sqm
- Rates: \$2,629pa
- Land Tax: \$4,159pa (Investors Only)
- UV: \$443,000 (2023)

### Close Proximity To:

- Isabella Plains Shops
- Southpoint Tuggeranong
- Isabella Plains Early Childhood School
- Bonython Primary School
- St Mary McKillip College

- Local parks, sporting ovals and pond
- Arterial roads and public transport

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.