

**31 Ellerston Avenue, Isabella Plains, ACT, 2905**

**House For Sale**

Friday, 25 October 2024

31 Ellerston Avenue, Isabella Plains, ACT, 2905

**Bedrooms: 3**

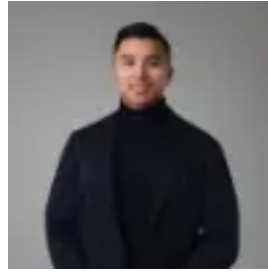
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Grahame O'Brien



Tim Ngo

## Upgrade your family's lifestyle - Huge 906m<sup>2</sup> block Spacious indoor/outdoor living

Nestled in the heart of Isabella Plains, this value packed 3-bedroom family home offers everything you need for comfortable, modern living. Situated on a generous 906m<sup>2</sup> block, there's ample space for children to play and explore, with a large backyard that features well-established gardens, vegetable plots, and plenty of room to expand.

The open floor plan creates a light, bright, and airy atmosphere throughout, with separate living areas that provide flexibility for the whole family. Whether you're relaxing in the extended living space or enjoying time in the dedicated home office or study, this home has been designed with functionality and comfort in mind.

The home boasts three generously sized bedrooms, perfect for growing families, while the fully renovated bathroom adds a touch of luxury with modern finishes. Ducted heating and cooling ensure year-round comfort, no matter the season. Step outside to a dedicated outdoor living area under a large pergola, complete with a built-in BBQ-ideal for weekend gatherings and entertaining. The double garage with an extra carport, and various storage sheds offer ample space for vehicles, tools, and supplies, making this property a dream for tradies or anyone in need of extra storage.

Located close to Tuggeranong Town Centre, St Mary MacKillop College, local shops, and playing fields, this home is ideally positioned for convenience. With a bus stop at your doorstep, it's perfect for young families looking for easy access to public transport and nearby amenities. Offering plenty of potential to upgrade and add further value, this property represents fantastic value for those seeking a family home with endless possibilities and added extras. Don't miss out on this rare opportunity in Isabella Plains!

### Features:

- Large 906m<sup>2</sup> block space for children to run wild
- Extended living area light bright & airy
- Fully renovated bathroom
- Ducted heating/cooling air conditioning
- Home office/ study
- Spacious outdoor living features a large pergola
- Built-in BBQ
- Double carport, double garage & various storage sheds
- Convenient located close to schools & shops
- Located on bus stop - ideal for young families
- Scope to upgrade & add value
- Gas cooktop
- Great value family home with lots of extras

### Essentials (approximate)

- Block size: 906m<sup>2</sup>
- Living: 139 m<sup>2</sup>
- Garage: 41m<sup>2</sup>
- Rates: \$2,747 p.a
- Land tax: \$4,719 p.a (investors only)
- AUV: \$395,000
- Age: 39 years (Built in 1985)
- EER: 1.5