

13 Balala Place, Isabella Plains, ACT 2905

House For Sale

Saturday, 25 November 2023



13 Balala Place, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 2

Area: 887 m2

Type: House



Jacob Stanton
0499999734



Jesse Sands
0402669754

Auction 16/12/2023

AUCTION on-site 16/12/2023 2:30pm. Welcome to 13 Balala Place, Isabella Plains – the perfect setting for your first home, ideal for young families or those looking to downsize. Tucked away in a tranquil cul-de-sac, this fully renovated 3-bedroom ensuite residence offers the charm of single-level living on a spacious block. With all the hard work already completed, this home is a rare find and a fantastic solution for first-time buyers or downsizers. Tailored for the modern family, this home features separate living options, a newly renovated kitchen with sleek stainless-steel appliances, a modern bathroom, and a stylish renovated ensuite. The well-sized bedrooms come complete with new carpets, 2 with built-in robes, while the entire home boasts new vinyl timber flooring and contemporary roller blinds. Stay comfortable year-round with the convenience of reverse cycle air conditioning. Outside, enjoy the large private gardens and level lawns, perfect for low-maintenance living. Looking to the future? This property offers ample space for potential extensions, additional car accommodation, or even a granny flat. The possibilities are endless! Plus, there's plenty of room for your caravan, trailer, or boat, thanks to the substantial off-street parking. Invite friends, family, and guests without worry! Nestled in the family-friendly suburb of Isabella Plains, this home promises peace and seclusion. Benefit from proximity to schools, public transport, and easy access to arterial roads leading to Tuggeranong Town Centre, Woden Valley, or the City. Your next chapter begins here... The Perks: • Recently renovated 3-bed, 2-bath home on a large level block • Situated in a quiet cul-de-sac for a peaceful living experience • Brand-new kitchen with lots of storage, feature lighting and counter space • 90cm Westinghouse oven, Fisher Paykel induction cooktop, + Bosch dishwasher • Easy-to-clean vinyl timber flooring in common areas • Fresh, quality carpets in all bedrooms • Updated LED lights, electrical switches, and power board • Functional roller blinds throughout the house • Handy built-in robes to bedroom 1 & 2 for extra storage • Revamped bathroom with a shower, bath, and separate toilet • Master bedroom features a stylish renovated ensuite • Separate renovated laundry with access to the backyard • Keep cool or warm with Rinnai reverse cycle AC system • Hard-wired smoke detectors for added safety • Large block with flat, well-kept lawns • Mix of Colorbond and timber panel fencing all around • Convenient access to local schools, playgrounds, and shops • Everything's up to code – no unapproved structures here! The Numbers: • Living size: 120m² • Block size: 887m² • Land value: \$487,000 (2023) • General rates: \$2,780 p.a approx. • EER: 2 Stars • Build: 1989 Note: The new Territory Plan makes changes to RZ1 zoning. Any Canberra block over 800sqm in an RZ1 zone will be able to build a second dwelling on their block up to 120sqm. - It is recommended all buyers do their own research & due diligence.