

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



**Sold House**

Monday, 14 August 2023

153 Ellerston Avenue, Isabella Plains, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 835 m2**

**Type: House**



Andrew Thorpe  
0402017912



Ben James  
0448445841

**\$900,550**

Fresh, fashionable and featuring a suite of modern family desires, this good-looking four-bedroom residence is mere metres from the gorgeous Isabella Pond and Isabella Plains Early Childhood School, enabling the astute "live-in" buyer to move in straight away, or investors the opportunity lease out, and potentially build a second residence behind due to the RZ2 zoning (subject to the Environment, Planning and Sustainable Development Directorate approval). Flaunting a stunning renovation and embraced by gardens full of colour, sunshine streams into the expansive open-plan meals/family room lined with durable wood look tiles, accompanied by a plush carpeted rumpus/large study/parents retreat is an appreciated bonus. A dream for the resident chef, the large dimensions of the kitchen are complemented by lots of storage, with handleless drawers and cupboards, an island bench with breakfast bar, 40mm stone benchtops, an under-bench sink with pulldown sink mixer, and stainless steel appliances including a 900mm freestanding Westinghouse electric oven/gas cooktop and an Asko dishwasher. For all-seasons entertaining there is a covered alfresco which is linked back to the kitchen through French doors and servery window and surrounded by gardens which are wonderfully low maintenance. For a comfortable night's sleep, the four bedrooms, three with built-in wardrobes are well-accommodating. The enormous rear master suite has a custom-fit walk-in robe, and an updated ensuite with floor-to-ceiling tiling, a large shower with Methven Aurajet shower head, and a floating vanity with a luxurious stone bench top incorporating two above-bench basins. Additionally, there is a large family bathroom and separate toilet complete with a single basin vanity, a shower with Methven Aurajet shower head, and a semi-freestanding bath adding a touch of chic. Further features include a laundry with liberal amounts of storage, linen press cupboard, ducted heating, ducted evaporative cooling, two continuous flow gas hot water systems with remote controller, plus a detached garage with automatic doors and storage shelving that provides secure housing for two vehicles and additional household items. Located just a hop, skip and jump away from a reliable bus network, Isabella Plains Shops, Isabella Plains Medical Centre, Isabella Plains Early Childhood School, St Mary Mackillop College - Senior Campus, transport, ovals, and a short drive to Tuggeranong Town Centre, South Point Tuggeranong, Lake Tuggeranong and arterial roads, this property is not only an affordable and spacious home, but offers both comfort and convenience, making this property a perfect choice. Don't miss out on this amazing opportunity - contact us today to schedule an inspection!

**EER 3.5** Why this home is solely for you: \* Immaculately renovated and presented four-bedroom family home with a free-flowing floorplan, generous rooms and plenty of storage\* Enables the astute "live-in" buyer to move in straight away, or investors the opportunity lease out, and potentially build a second residence behind due to the RZ2 zoning (subject to the Environment, Planning and Sustainable Development Directorate approval). \* Beautiful blend of wood look tiles and plush carpet offer instant appeal inside\* Light-filled and open-plan kitchen/lounge/dining\* Impressive, recently renovated kitchen offers lots of storage, with handleless drawers and cupboards, an island bench with breakfast bar, 40mm stone benchtops, an under-bench sink with pulldown sink mixer, and a servery window, while the home chef can create all the culinary delights they can imagine and clean up afterwards with stainless steel appliances including a 900mm freestanding Westinghouse electric oven/gas cooktop and an Asko dishwasher\* Four well-zoned bedrooms service the family's accommodation needs, three with built-in robes\* Extremely generous master bedroom where parents can enjoy some well-earned privacy, featuring a custom fit walk-in robe, and an updated ensuite including floor-to-ceiling tiling, a large shower with Methven Aurajet shower head, and a floating vanity with stone bench top incorporating two above-bench basins. For the ultimate indulgence and relaxation the adjoining room can be transformed into a parents retreat\* The remaining three bedrooms are serviced by a separate toilet and bathroom complete with single basin vanity, a shower including a Methven Aurajet shower head, and a semi-freestanding bath that adds a touch of chic\* Renovated laundry boasts generous linen storage and bench space\* Internal year-round comfort is maintained by a new (2022) ducted gas heater and ducted evaporative cooling, while external awnings feature on most of the front windows\* Two continuous flow gas hot water systems (Rennai & Thermann) with remote controllers\* Transitioning through French doors and servery windows, entertaining and living is extended to the outdoor newly reconstructed pergola and beyond to the easy-care garden\* A detached garage with automatic doors and storage shelving provides secure storage for two vehicles and additional household items\* A new U-shaped driveway for extra off-street parking and easy access\* Convenient location, just a short walk from Isabella Plains Shops, Isabella Plains Medical Centre, Isabella Plains Early Childhood School, St Mary Mackillop College - Senior Campus, transport, ovals, and a short drive to Tuggeranong Town Centre, South Point Tuggeranong, Lake Tuggeranong and arterial roads