

# 20 Rushbrook Circuit, Isabella Plains, ACT 2905

## Sold House

Wednesday, 13 September 2023

20 Rushbrook Circuit, Isabella Plains, ACT 2905

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 691 m<sup>2</sup>

Type: House



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**\$900,000**

Ideally situated towards the top of Rushbrook Circuit, this 4 bedroom home offers ample living space and standout outdoor entertaining areas. With outstanding morning sun, the front of the home combines a sizeable living and dining area with plenty of space for an array of activities. Situated in the middle of the home, the updated kitchen is packed with great inclusions including Caesarstone benchtops, soft-close drawers, and custom cabinetry as well as a 900mm gas cooktop. Located on the southern wing, the large main bedroom has windows to the north and west and includes a sizeable walk-through robe and stylishly updated ensuite. The other 3 bedrooms are located to the rear of the home, all with built-in robes. The main bathroom includes a large double vanity, a separate toilet, a frameless shower screen, and a large bathtub. The additional 3rd bathroom includes a toilet, shower, and vanity. The separate laundry has updated cabinetry and its own external exit. Outside has been well designed to incorporate a covered entertaining area that soaks in the westerly sun, while also keeping plenty of vegetation, mature fruit trees, and green space. The elevated position allows for great views of the mountain ranges. There are plenty of educational facilities within the area including Isabella Plains Early Childhood School, Isabella Plains Child Care and Education Centre, Saint Mary Mackillop College, and Bonython Primary School. Within walking distance is the local Isabella Plains Shops with IGA, Capital Chemist and Medical Centre to name a few. Nearby you will also find the very popular Isabella Plains Rain Garden and Upper Stranger Pond, which is home to an array of wildlife including ducks and swans. Features- Large covered outdoor entertaining area- Freshly painted inside - Porcelain tiles in kitchen and bamboo flooring throughout - Ducted reverse cycle air conditioning- Double garage with internal access- Landscaped gardens - Solar panels Figures • Living: 180m<sup>2</sup> • Garage: 39m<sup>2</sup> • Block: 691m<sup>2</sup> • Rates: \$2,629pa • Land Tax: \$4,159pa • UV: \$479,000