

21/27 Cromwell Circuit, Isabella Plains, ACT 2905



Sold Townhouse

Monday, 14 August 2023

21/27 Cromwell Circuit, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Paul Sutton



Robyn Sutton
0409442484

\$665,000

This sensational three bedroom ensuite townhouse was cleverly modified by the current owners and is configured as a two bedroom to extend the family room and give two large segregated living areas. The partition for the third bedroom can easily be reinstalled if required as the original plans show a three bedroom townhouse. The recent renovations and generous floor plan feature formal lounge/dining room, modern kitchen, large family room, two great sized bedrooms, timber-look flooring, ducted gas heating and reverse cycle air conditioning. A sunny backyard has a northerly aspect and has a covered gazebo for summer BBQ's. It is the perfect spot to sit and have a warm morning coffee in the winter. Raised garden beds will allow you to grow your own healthy veggies and a single lock up garage with internal access provides car accommodation. Conveniently located within walking distance of Isabella Lake, Isabella Plains Neighbourhood Oval, St Mary Mackillop College, Isabella Shops and Isabella Plains Medical Centre, close to public transport and just a short distance from the Tuggeranong's South Point with all its amenities. Enjoy bike rides or a casual walk around Lake Tuggeranong or walk to work with many Government Departments nearby. Quality single-level low-maintenance properties are a very rare offering if you are looking to downsize. Be quick to inspect this exceptional townhouse.

Feature Summary:

- 3 bedroom single level townhouse modified to 2 bedrooms
- Sought after sunny northerly aspect to rear
- Recent renovations
- 2 spacious segregated living areas
- Apartment easily converted back to 3 bedroom configuration if required
- Modern update kitchen with gas cooking
- Stainless steel appliances
- Reverse cycle heating and cooling
- Ducted gas heating
- Modern bathroom
- Generous size bedrooms
- Lock up garage with internal access
- Sun-drenched backyard with Gazebo
- Easy stroll to Lake Tuggeranong
- Close to schools and shops
- Easy walk or bike ride to South Point shopping complex
- Short walk to Government Offices in Greenway

Note: Third bedroom Wall Removed To Add More Living Area

- Easily converted back to 3 bedrooms as plans are for 3 bedroom townhouse
- Currently leased at \$550 p/w until 30th September 2023
- Rates: \$589.00 p/q (approx)
- Body Corp Levies: \$535.32 p/q (approx)
- Land Tax: \$729.31 p/q (approx)
- EER: 6