

**22 Arakoon Crescent, Isabella Plains, ACT 2905**



**Sold House**

Monday, 14 August 2023

22 Arakoon Crescent, Isabella Plains, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 903 m2**

**Type: House**



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**\$795,000**

This beautifully presented three bedroom home is ready for someone new to call it home. Positioned in a quiet loop street with minimal traffic and a short stroll to the shops this home is sure to impress. Offering an L-shaped lounge and dining room plus separate family room, this home has plenty of space for everyone. The kitchen will be a delight for any cook, overlooking the fantastic covered pergola nestled amongst the rear landscaped gardens and includes quality appliances and breakfast bar. Two of the three bedrooms have built-in robes and the updated bathroom has a separate toilet. For comfort all year round there is ducted heating and cooling throughout the home. Outdoor living will be a hit with the huge covered paved pergola area, plus a fully secured large low maintenance neat and tidy lawn area and dedicated vegetable gardens for everyone to enjoy. There is plenty of off-street parking and the double garage also has the added benefit of a large workshop or storage area. Within walking distance to the local shops, schools and public transport this single level three bedroom home is in excellent condition, with enough space for the growing family set in manicured front and rear established landscaped gardens.

- L-shaped lounge and dining room plus separate family room
- Spacious kitchen with dishwasher, electric cooktop and ample storage
- Three good sized bedrooms, two with built-in robes
- Updated bathroom with tub and shower, separate toilet
- Ducted heating and cooling plus ceiling fans
- Covered outdoor entertaining area + secure yard with cubby house and vegetable gardens
- Oversized double garage + ample off-street parking
- Close to shops, schools, parks and public transport
- Living: 119.04sqm
- Garage: 46.55sqm
- Block: 903sqm
- UV: \$458,000 (2022)
- Rates: \$2,595pa
- Land Tax: \$3,833pa
- Built: 1987
- EER: 1.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.