

3/174 Ellerston Avenue, Isabella Plains, ACT 2905

LUTON

Sold Townhouse

Monday, 14 August 2023

3/174 Ellerston Avenue, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 118 m2

Type: Townhouse



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Contact agent

Tucked away in the corner of a quiet complex in Isabella Plains, and backing greenspace, this single-level townhouse offers a delightful easy-care lifestyle sanctuary that will especially appeal to first-home buyers and downsizers. The home has been perfectly positioned on the block to maximise privacy. Its discreet front view on arrival is of the double garage and small landscaped area surrounding a mature tree. The path to the entrance continues past the enclosed, sunny and protected front courtyard. The moment you enter you discover a beautifully presented interior and a great layout. On your right is the spacious lounge room with dual-aspect windows, one of which overlooks the front courtyard. To your left you enter the lovely open-plan kitchen, dining and family living area with large-tiled flooring and direct access to another private, paved and sunny courtyard surrounded by easy-care garden beds, just the spot for alfresco dining. The updated kitchen has generous bench space and cupboards, breakfast bar, 4-burner gas cooktop and dishwasher. There is a full separate laundry with access to yet another courtyard with lawn and a garden shed. The sleeping quarters include the main bedroom with built-in wardrobe, updated ensuite and full-size window looking out to the front courtyard, plus two additional bedrooms with built-in wardrobes which are served by the renovated main bathroom with bathtub, and separate toilet. Ducted gas heating keeps the home warm and cosy during the cold Canberra months. This very attractive home is conveniently located for quick access to the local shops and just a couple of minutes' drive to the Tuggeranong precinct, South Point, sporting and educational facilities and the lake. Features: - Single-level townhouse, quiet complex backing reserve in convenient location - Separate living areas - Multiple courtyards - Three bedrooms with built-in wardrobes, main with ensuite - Updated kitchen with gas stove and dishwasher - Double garage - Perfect for first-home buyers and downsizers seeking a comfortable, easy-care lifestyle - Rental appraisal of \$620 to \$660 per week EER: 4.5 Living Size: 118m² (approx.) Block Size: 340m² (approx.) Rates: \$2,252 p.a (approx.) Body Corporate Fees: \$3,402 p.a (approx.)