

31/23 Jondol Place, Isabella Plains, ACT 2905



Townhouse For Sale

Thursday, 11 January 2024

31/23 Jondol Place, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$715,000+

Pristine, private and serenely quiet, this well-maintained abode in a friendly community setting, is the key to a lifestyle marked by effortless and relaxed living. A spacious lounge room greets you inside, providing plenty of room for unwinding while the family meals area is a central hub for gathering, and is overlooked by the kitchen with stainless steel appliances, generous storage including a walk-in pantry, laminate benches and a large breakfast overhang to socialise with loved ones. Open the sliding door and you can enjoy outdoor entertaining on the covered alfresco deck, accompanied by a child and pet-friendly area with artificial lawn. For a fabulous night's rest, the distinctive single level design separates its bedroom wing from the living spaces. Journey down the hall to discover three well-sized bedrooms, each boasting mirrored built-in robes and accompanied by a tiled family bathroom accessible from both the main bedroom and the hallway, with single vanity, dual shower head, bath, along with a separate toilet and a laundry with external access. Enhancing the overall appeal, recent additions include a 6-month-old reverse cycle unit, a 7.8kW solar system with inverter, two garden sheds, ample storage, and a remote double garage with undercover access, ensuring both convenience and security for your vehicles. Located in close proximity to essential amenities that define the desirability of this district, 31/23 Jondol Place is merely 1.4km from Isabella Primary's entrance, a 17-minute walk to St Mary MacKillop College, and strategically positioned beside picturesque Isabella pond. Additionally, it's just moments away from Lake Tuggeranong, parks, and the shopping delights of Southpoint Shopping Centre. EER: 3.5 Unit Plan: 755 Body Corporate: Civium Canberra Body Corporate fees: \$571.27p/q (approx.) AUV: \$6,465,000 (Unit Entitlement: 2.7%) Rates: \$2,703.75p/a (approx.) Land Tax: \$3,474.44p/a (approx.) Townhouse Size: Residence - 126.90m², Garage - 35.83m² Why this townhouse is solely for you: * Highly coveted complex just a leisurely stroll away from Isabella Pond. * Generously designed layout featuring a spacious living and dining room, a kitchen seamlessly flowing into the family and meals zone, and three bedrooms * Bathed in the warm sunshine that gracefully permeates both the living and family spaces * Kitchen with laminate bench, walk-in pantry, microwave hutch, and an appliance package including a stainless steel Euromaid oven, gas cooktop, a canopy rangehood, dishwasher * The bedroom wing features three generous bedrooms all with built-in robes and the main bedroom and one other bedroom, adorned with ceiling fans * To enhance convenience and optimize the use of space, the two-way bathroom is accessible from the hallway and main bedroom, and features a single vanity, dual shower head and bath * Embrace the simplicity of low-maintenance gardens, ensuring a lifestyle shift towards effortless living * Comfort is maintained throughout Canberra's four seasons in the residence by a 6 month old Panasonic ducted reverse cycle air conditioner * 7.8kw solar panel array with GoodWe inverter - assists in off-setting the electricity bills * This residence exudes comfort, cleanliness, and meticulous care - truly a haven for those seeking a well-maintained abode * An ideal dwelling for downsizers, retirees, first-time homebuyers, or savvy investors looking to make a wise investment * Well-connected location seals the home's immense appeal, situated within walking distance to Isabella Plains Shops, Isabella Plains Medical Centre, Isabella Plains Early Childhood School, St Mary MacKillop College - Senior Campus, transport, parks, ovals, a short drive (decent walk) to Tuggeranong Town Centre and South Point Tuggeranong, and easy access to arterial roads