

34/36 Cromwell Circuit, Isabella Plains, ACT 2905

CARTER + CO

Townhouse For Sale

Thursday, 11 April 2024

34/36 Cromwell Circuit, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 130 m2

Type: Townhouse



James Carter
0413974912



Alistair Morrell
0432669784

Offers over \$680,000

The Features You Want To Know!+ Privacy Assured: Tucked away from the main thoroughfare, enjoy peace and quiet in this secluded location.+ Northern Aspect: Enjoy sun streaming into the living room, creating a warm and inviting atmosphere throughout the day.+ Modern Comforts: Embrace the Canberra climate with ducted heating and reverse cycle air conditioning throughout, complemented by ceiling fans to enjoy a gentle breeze and downlights illuminating the space.+Outdoor Oasis: Step into the large covered alfresco area featuring an outdoor fireplace-a perfect place to enjoy long summer afternoons.+Convenient Amenities: Cook up a storm on the large gas stove in the functional kitchen, and unwind in the beautifully renovated bathroom complete with a luxurious bath.+Low Maintenance Living: With three bedrooms, one bathroom, and a spacious garage all on one level, this home offers effortless living with minimal upkeep.+Entertainment Ready: Enjoy outdoor entertainment with an outdoor TV, perfect for movie nights or watching the big game with friends and family.+Maverick Ridge Lifestyle: Reside in a well-maintained complex with access to nearby ovals, playing fields, and wetlands, providing ample opportunities for outdoor recreation.

Why You Want to Live Here!Nestled within the serene enclave of Maverick Ridge, 34/36 Cromwell Circuit offers a retreat from the hustle and bustle of city life. Situated on a quiet loop street at the rear of the complex, this property promises unparalleled privacy and tranquility-a true sanctuary for modern living.

Ideal for First Home Buyers and Downsizers: Perfectly suited for those taking their first steps into homeownership or seeking to downsize without compromising on comfort or convenience.

This truly is a must inspect and we look forward to meeting you at our open for inspection. Please Contact James 0413 974 912 or Alistair 0432 669 784 for your inspection today.

Complex Name: Maverick Ridge
Convenient Location: Enjoy the convenience of being close to Tuggeranong town centre, with amenities, shops, and dining options just a stone's throw away.

This well-maintained property presents an exceptional opportunity for those seeking a peaceful retreat without compromising on convenience. Don't miss your chance to experience the serene lifestyle offered by 34/36 Cromwell Circuit

The Statistics You Need To Know!Unit 34Block 30Section 856EER 2 StartRates \$627 (approx. per quarter)Land tax \$804 (approx. if rented per quarter)Strata: \$512.50 (approx.. Per quarter)Rental Appraisal: \$600 - \$620 per weekTotal Living: 102.10 m2 (approx.)Garage: 28.77m2 (approx.)Total house size: 130.87 m2 (approx.)Heating and Cooling: Ducted Electric and Ceiling FansBuilt in 1990Instantaneous Gas Hot Water