

**36 Moonbi Crescent, Isabella Plains, ACT 2905**



**House For Sale**

Thursday, 9 November 2023

36 Moonbi Crescent, Isabella Plains, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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**\$790,000+**

Nestled in a beautiful tree lined street, minutes from all the conveniences of Tuggeranong Town Centre is this three-bedroom home designed with families in mind. Featuring stylish upgrades throughout, you'll love the three generous living spaces, modern kitchen, three large bedrooms, two bathrooms and large backyard on an easy-care block. Enjoying serene views to the mountains beyond, the formal lounge is bathed in sunlight through full length windows looking out over established gardens. Additional living spaces include a separate dining room and a large family room, providing flexible options for family living and relaxation. The family room opens onto a north-facing undercover entertaining area, perfect for alfresco meals or enjoying a cool drink while kids explore the expansive backyard. The open plan kitchen and family room will be the focal point of family life for years to come with a long peninsula bench, perfect for informal meals or a quiet cuppa. The kitchen boasts quality stainless steel appliances, stone benchtops and ample storage. Down the hall, the master features custom built-ins and private ensuite while two more bedrooms create space for kids' rooms, home office or guest room. To top it off, the updated family bathroom gleams with floor to ceiling tiles and sleek cabinetry. Perched on the high side of the street in a friendly neighbourhood, local ovals, parks and walking trails and Calwell shops are all within walking distance. Great schools like Mary MacKillop college, public transport and link roads are only minutes away. Whether you're after foothold in the market or the chance to downsize with ease, you won't want to miss this lovely home. Make your move today.

**Features:**

- Beautifully presented 3 bedroom, 2 bathroom family home
- Stylishly updated in recent years with flooring, kitchen and bathroom renovations
- 3 living spaces, including large formal lounge, separate dining room and generous family living area
- Modern kitchen with stainless steel oven and gas stove, expansive eat-in peninsula bench
- Master suite with wall to wall custom built-in robes and private ensuite
- Two more bedrooms with custom built-in robes
- Recently updated family bathroom with floor-to-ceiling tiles, sleek cabinetry and fittings
- Covered entertaining terrace looking out over large backyard
- Double carport with additional parking and side access
- Ducted gas heating and air conditioning to living spaces

**Facts & figures:**

- Living space: 132m<sup>2</sup>
- Carport: 34m<sup>2</sup>
- Land size: 683m<sup>2</sup>
- House built: 1986
- Rates: \$2909 per annum
- Land tax: \$4281 per annum
- EER: 3.5 Stars

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.