

40/146 Ellerston Avenue, Isabella Plains, ACT 2905



Sold Townhouse

Friday, 11 August 2023

40/146 Ellerston Avenue, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$600,000

This immaculate townhouse offers an ideal opportunity for downsizers, first home buyers, young families and investors to secure their future. A fabulous living arrangement over a single-level, with private courtyards, and abundant usable space, townhouse 40 is a residence with everything you need for a comfortable and secure life inside, while being surrounded by lifestyle options just outside your door. Expansive windows throughout ensure every room enjoys abundant natural light including a generous living and a family/meals domain, a fully equipped house sized kitchen boasting laminate bench tops, a breakfast bar, ample storage, and electric appliances including a Westinghouse oven and a ceramic cooktop. It further indulges with three inviting bedrooms, two with built-in robes, a neat two-way bathroom/laundry with storage, a separate laundry sink, a vanity, a corner spa bath/shower, a skylight, heat lamps and a separate toilet. With a Braemar gas wall furnace, a portable Midea air conditioner and Magnetite double glazed windows for absolute comfort in every season, and with an automatic door and rafter storage in the single garage, this low-maintenance prize is sure to impress. This clever residence also offers two perfectly private courtyards, setting the scene for year round outdoor enjoyment. Enjoy your morning coffee with a good book in the front north-east facing courtyard or extend onto a back entertainer's courtyard where you'll be delighted to find a covered alfresco area surrounded by established garden beds and a garden shed. A rear gate off the back courtyard provides access to the reserve and a walking path running parallel with Drakeford Drive and links to paths that go to Tuggeranong Town Centre and around Lake Tuggeranong. Enviably convenient, walk to the local IGA, or drive five minutes to the Tuggeranong Town Centre or Calwell Shops, schools, playing fields and major bus routes, it's ridiculously easy living. Unit Plan: 1035 Body Corporate: Signature Strata - ph: (02) 6185 0347 Body Corporate Fees: \$455.23p/q (approx.) Complex AUV 2022-2023: \$4,547,200 (unit entitlement 2.4%) Land Rates: \$2,112.45p/a (approx.) Land Tax: \$2,643.57p/a (payable if rented) EER 4.0 Why this townhouse is solely for you: * Well presented three bedroom townhouse in the fastidiously maintained and located 'Rosewood Park' complex * Spacious living areas including a carpeted lounge room to the front of the home and an open kitchen/family/meals to the rear (tiles in the kitchen and carpet in the family/meals) * The kitchen features laminate bench tops, a breakfast bar, ample storage including a pantry, and electric appliances including a Westinghouse oven and a ceramic cooktop * Three generous bedrooms, two with built-in robes * The main bedroom features two built-in robes, and direct access to the large two-way bathroom/laundry with storage, a separate laundry sink, a vanity, a corner spa bath/shower, a skylight, heat lamps and a separate toilet * Comfort is maintained by a Braemar gas wall furnace, a portable Midea air conditioner and Magnetite double glazed windows * Recently repainted in a warm neutral colour * A door from the rear family room opens to a pergola covered paved entertaining area and beyond to the neat courtyard garden with a grassed area surrounded by established garden beds, a garden shed, and rear gate access to reserve and walking paths to that lead to Tuggeranong Town Centre, Lake Tuggeranong and beyond * Front gated and private north-east facing courtyard - a great spot for a morning coffee with a good book * Single lock-up garage with an automatic door and rafter storage, plus three additional allocated open air parking spaces (two tandem, plus one in front of the garage) * Ample visitor parking in the complex * 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 including Drakeford Drive