

# 6 Sassafras Place, Isabella Plains, ACT 2905

## Sold House

Friday, 6 October 2023

6 Sassafras Place, Isabella Plains, ACT 2905

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



Nicolas Lecointe  
0414357605

**\$975,000**

UNDER OFFER, OPEN HOME CANCELED!! This remarkable property will impress you the moment you step foot in, offering abundant space and endless flexibility, perfect for large or extended families seeking a comfortable, expansive home. Your eyes will be drawn by the captivating and expansive vistas surrounding you. These breathtaking panoramas will become a part of your everyday experience, serving as a picturesque backdrop fulfilling beauty and tranquillity for your everyday comings and goings. The kitchen is where the magic happens – it's a chef's paradise with a brand-new stone counter. It's the perfect spot to cook up some amazing dishes and hang out with family and friends. The living areas are really spacious and full of natural light, thanks to the high ceilings that make the whole house feel huge and open. Bedrooms are strategically positioned for ultimate privacy and tranquillity. Two rest on one side upon entry, while the other two are thoughtfully located on the opposite side, ensuring individual seclusion while fostering a cohesive family experience. Seeking a moment of solitude? Make your way to the first floor to find a private retreat - a fifth bedroom with an ensuite and a versatile rumpus area, perfect for unwinding, creating, or simply relaxing with amazing views. Step outside to discover a beautifully expansive yet low-maintenance garden and a vast pergola, an ideal place to unwind and relish the great outdoors. Whether you're hosting grand gatherings or savouring a quiet afternoon, this outdoor haven is your family's personal sanctuary. A valuable two-car garage adds to the practicality, providing secure and convenient access for your vehicles. This property exudes warmth and comfort, inviting families to gather, bond, and create treasured memories. It's more than just a home; it's an opportunity to craft the life you've always envisioned. Don't just envision it, come and experience it firsthand. The Owner's Favourite Part: The huge space that matched the family's needs! Features include: - 5 bedrooms, 2 with their own ensuite - Easy care and low maintenance yard - Quiet cul-de-sac location with elevated views - High ceiling - Large double garage - Three reverse-cycle heating and cooling through the house - Large shed at the back - Open-plan living - Covered pergola - Practical floorplan with versatile living areas - Peaceful location - Generous storage - Large kitchen with stone benchtop - Separated laundry with ample storage - Well build house with great Building and Pest Report - Panoramic Views from in master bedroom - Ample driveway and off-street parking for guests - Prime location with playground up the street, close distance to Isabella Plains IGA, Calwell Shopping Centre, Medical Centre, and schools - Also only a short drive to Tuggeranong Town Centre, South Point Tuggeranong. Particulars (all approx.): - Ground floor: 175m<sup>2</sup> - First floor: 45m<sup>2</sup> - Total living area: 220m<sup>2</sup> - Garage: 36m<sup>2</sup> - Block size: 842m<sup>2</sup> - EER: 1.5 - Rental appraisal: \$850 to \$920 per week - Rates: \$3,356.30 pa - Land Tax: \$5,799.40 pa (investors only)