

**7 Sassafras Place, Isabella Plains, ACT 2905**

**MY MORRIS**

**House For Sale**

Friday, 19 April 2024

7 Sassafras Place, Isabella Plains, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 733 m2**

**Type: House**



Tahlia Morris  
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**\$899,000+**

My new owners will love:-  
• The expansive floor plan offering over 190m<sup>2</sup> of internal living  
• The as-new kitchen complete with quality appliances  
• The character and charm with raked ceilings and exposed beams  
Location perfect, this generously proportioned four-bedroom ensuite home is positioned in a quiet cul-de-sac, with a playground nearby and within walking distance to local shops, this is the ideal opportunity for growing families. Brimming with charm and distinctive features, this home will appeal to those in search of something special. Upon entry, the spaciousness of this home is immediately apparent. Offering three distinct living areas, each providing segregated space, it caters perfectly to the needs of the modern family. Raked ceilings harmonise with the abundant use of floor-to-ceiling glass, amplifying the sense of openness, while exposed timber beams create character and warmth. At the heart of the home, the kitchen has been recently renovated and comes complete with stainless steel appliances, dishwasher, large pantry, fabulous drawer space and electric cooktop. Externally, the new owners will enjoy entertaining family and friends on the large covered rear deck that offers a beautiful outlook over the mountains. If you've been looking for a special family home that promises individuality and endless possibilities, don't miss the opportunity to explore 7 Sassafras Place, Isabella Plains. Features include:  
• Expansive four-bedroom ensuite family home offering over 190m<sup>2</sup> of internal living space  
• New kitchen with stainless steel appliances and great storage space (installed by Granite Transformations in 2023)  
• Segregated main bedroom with ensuite bathroom and a full wall of built in wardrobes  
• Three spacious secondary bedrooms all include split system units for climate control  
• Reverse cycle heating and cooling units in all four bedrooms and both living areas ensure year round comfort  
• Solar system installed for excellent energy efficiency and new heat pump hot water system  
• Fabulous living areas including large informal living space with feature wood fireplace  
• Garage conversion creates great flexibility in the floorplan - perfect for use as a home office, rumpus room, teenagers retreat or storage room  
• Excellent covered car accommodation with 4 carports and single lock up garage  
My specifics: Living size: 192m<sup>2</sup> Converted garage: 22m<sup>2</sup> Block size: 732m<sup>2</sup> Year built: 1985 UV: \$499,000