

9/174 Ellerston Avenue, Isabella Plains, ACT 2905

WINDROSE

Townhouse For Sale

Friday, 15 March 2024

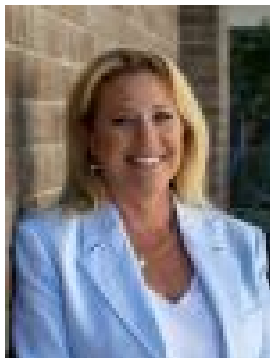
9/174 Ellerston Avenue, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Kate Billson
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Graham Bush
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By Negotiation

A delightful single-level townhouse offering a blend of comfort, convenience, and easy living ideal for first home buyers, young families, investors, downsizers and retirees – this one is the perfect opportunity to settle in, slow down, spread out, invest, or downsize. Welcome home, to 9/174 Ellerston Avenue, Isabella Plains. This three-bedroom, two-bathroom abode is positioned at the rear of the site, ensuring privacy and tranquillity in a well-maintained community – and presents an excellent opportunity to secure a quality piece of real estate in a growing and in-demand area. The spacious home welcomes you through a front lounge room, perfect for quiet moments or social gatherings. The open-plan kitchen, family living space, and dining area form the heart of the home, featuring modern appliances, laminate benchtops, and seamless flow to the outdoor entertaining area. Equipped with a Chef electric under-bench oven, gas hotplates, Bravis gas ducted heating, and a split system for year-round comfort, the home is comfortable and modern. The master bedroom, located off the lounge room, includes a walk-in robe and ensuite, offering a private retreat within the home – while two additional well-sized bedrooms (with built-in robes) mean there is space for all. Newly installed carpet and vinyl timber-look flooring add a touch of elegance and warmth to the living rooms and bedrooms. A family bathroom for convenience provides amenities for the kids or guests, while the laundry provides direct access to the rear courtyard for functional amenity. A double garage with internal access provides space for vehicles or storage. Sliding doors open to a large, paved courtyard, ideal for outdoor dining, relaxing, and gardening in a secluded setting. With an appealing northerly aspect, natural gas, and reverse cycle air conditioning, this home represents a perfect blend of ease and style.

At a Glance:

- Single-level townhouse ideal for a wide range of buyers including first home buyers, young families, investors, downsizers, and retirees.
- Located at 174 Ellerston Avenue – a private and tranquil complex in a tightly held location.
- Three bedrooms and two bathrooms, providing ample space for families or guests.
- Front lounge room suitable for quiet relaxation or social gatherings.
- Open-plan kitchen with modern appliances, laminate benchtops, a Chef electric under-bench oven, and gas hotplates.
- Family living and dining area with seamless access to the outdoor entertaining area.
- Master bedroom features a walk-in robe and ensuite, serving as a private retreat.
- Two additional bedrooms with built-in robes for ample storage.
- Equipped with Bravis gas ducted heating, a split system for comfort year-round, and newly installed carpet and vinyl timber-look flooring.
- Large, paved courtyard for outdoor dining and relaxation, and a double garage with internal access for convenience.
- Strata fees approx. \$666 per quarter.

Location Highlights:

- Just 5 minutes by car and 10 minutes on foot to local shops, including essentials like an IGA, hairdresser, takeaway, pathology, and chemists.
- Close proximity to the Isabella Medical Centre, offering convenient healthcare options.
- Southpoint Mall is approximately 10 minutes by car, providing a wide range of shopping and dining options.