

9A Rabnor Place, Isabella Plains, ACT 2905

House For Sale

Thursday, 4 April 2024



9A Rabnor Place, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 750 m2

Type: House



Jacob Stanton
0499999734



Jesse Sands
0402669754

Auction 27/04/2024

Nestled within a tranquil cul-de-sac on a spacious plot, this established family residence embodies modern convenience with a touch of sophistication. Ideal for both downsizers seeking simplicity and growing families craving space, its thoughtfully designed layout ensures comfort and functionality at every turn. Spanning across 134m² of interior space, this three-bedroom home with a study has undergone meticulous renovations, resulting in a truly remarkable abode. The heart of the home, a newly revamped designer kitchen, seamlessly integrates with the living and dining areas, promising an inviting atmosphere for gatherings. Boasting top-of-the-line features, the kitchen includes 40mm Caesar stone bench-tops, timber cabinetry, and premium Neff and Siemens appliances, making this culinary haven stylish as it is functional. Additional highlights such as soft-close drawers, ample pantry space, and integrated wine storage further elevate the kitchen's appeal. Transitioning effortlessly from indoor to outdoor living, the dining area opens up to a covered patio overlooking a low-maintenance courtyard. Here, manicured gardens and a timber deck with a pergola offer a tranquil retreat for residents to enjoy year-round. The home's well-considered design provides a clear distinction between living and sleeping quarters, with three generously sized bedrooms located on the upper level. The master suite boasts a walk-in robe and ensuite, while the two additional bedrooms feature ample built-in storage. The updated bathrooms, adorned with floor-to-ceiling tiling and premium fixtures, exude luxury and functionality. Noteworthy is the home's exceptional energy efficiency, boasting a rare 6-star rating. Enhanced with double-glazed aluminum windows, insulated European blinds, and additional thermal insulation, this residence ensures year-round comfort while keeping utility costs in check. Situated in a highly sought-after suburb, the home enjoys easy access to local amenities, including shops, schools, and recreational facilities. With arterial roads connecting to key destinations like Tuggeranong, Woden, and the CBD, convenience is never compromised.

The Perks:

- Recently renovated three-bedroom residence with modern upgrades
- Energy-efficient double glazing throughout the home
- Insulated European blinds for added comfort
- Ducted gas heating, evaporative cooling, plus a reverse cycle heating and cooling system for year-round comfort
- Dedicated study/office space for remote work or personal projects
- Unique split-level design adding architectural interest
- Luxurious master bedroom featuring a walk-in robe and ensuite
- Two additional bedrooms boasting built-in robes for ample storage
- Seamless flow between open-plan living and dining areas
- State-of-the-art Neff and Siemens kitchen appliances for culinary enthusiasts
- Convenient integrated stainless steel dishwasher
- Elegant stone benchtops complemented by mirrored splashbacks
- Thoughtfully crafted timber cabinetry with soft-close drawers for ease of use
- Chic matt grey joinery adding a touch of sophistication
- Abundant pantry and storage space catering to organizational needs
- Vertical wine racks for wine enthusiasts to display their collection
- Inviting breakfast bar for casual dining or entertaining guests
- Renovated bathrooms offering modern amenities and style
- Covered alfresco area with cafe blinds ensuring comfort in all weather conditions
- Relaxing rear deck overlooking beautifully landscaped gardens
- Manicured low-maintenance gardens for effortless outdoor enjoyment

The Numbers:

- Internal living: 133.70m²
- Garage: 41.70m²
- Block: 750m²
- Rates: \$718 p.q
- Build: 2006
- EER: 6 Stars