

**11 Parrabel Place, Isabella Plains, ACT, 2905**



**House For Sale**

Thursday, 15 August 2024

11 Parrabel Place, Isabella Plains, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Beautiful family home in gorgeous setting.**

Poised amid a befitting garden setting, this warm and embracing three-bedroom residence offers a comfortable and tranquil lifestyle for the professional couple or family. The desirable interior features, flexible living areas and being only moments from the Isabella Plains Shops, Isabella Plains Early Childhood School and the senior campus of St Mary Mackillop College, ensure that this home offers unmatched convenience and vibrant community living.

Step through the oversized timber front door into a beautifully designed interior. The carpeted L-shaped lounge and dining area, adorned with Roman blinds and roller privacy blinds, provides a stylish and versatile space for both casual relaxation and formal dining. Vinyl plank flooring extends seamlessly through the hallways and family area, offering a stylish and easy-to-maintain surface.

The newly renovated kitchen is a chef's dream, boasting high-quality appliances including a Westinghouse ceramic cooktop, Electrolux double oven, and Fisher & Paykel stainless steel dishwasher, all set against a sleek stone benchtop and tiled splashback. Adjacent to the family area is a sunroom, a room that is especially great if you have a lot of family members who are all vying for a space of their own, and it could be used for various pursuits, such as a relaxation area, home office or playroom.

For further comfort, there are three bedrooms on offer, each adorned with large windows for a surplus of natural light. The main bedroom is a highlight with a chic ensuite and walk-through robe, while the family bathroom, with renovations just completed just a year ago, features full-height tiling, a free-standing bath, floating vanity, shower niche, and a luxurious rain shower head, complemented by a separate toilet. The recently renovated laundry includes tiled flooring, a splashback, and custom-built cabinetry designed for a front loader washing machine.

The rear garden is expansive and adaptable with plenty of lawn area and good fencing all around to keep kids and/or pets safe. A pergola and a large concreted area are perfect for entertaining. With double side gate access and an oversized double garage to accommodate vehicles and other household possessions securely, this well-maintained area is perfect for outdoor activities and relaxation.

Year-round indoor comfort is maintained by the new Panasonic ducted reverse cycle air conditioner, and high quality window furnishings.

School runs and everyday errands are easy when you're within walking distance to Isabella Plains Early Childhood School or St Mary Mackillop College - Senior Campus, Isabella Plains Shops, and only a short drive to Calwell Shopping Centre, Tuggeranong town centre, South.Point Shopping Centre and highway access.

A family home where the proportions and the presentation are beautifully matched in a position that's loaded with lots of lifestyle advantages - the appeal is immediate and the address is destined to always be in demand.

EER 2.0

Why this home is solely for you:

\* Situated on a spacious 1136m block in a quiet cul-de-sac, this property offers a comfortable and modern living environment

\* Great street appeal, with the front landscaping meticulously designed to feature as a grand entrance, with lush grass and established gardens

\* An impressive oversized timber front door adds a striking focal point to the entrance

- \* The carpeted L-shaped lounge and dining area, adorned with Roman blinds and roller privacy blinds, provides a stylish and comfortable setting ideal for both casual relaxation and formal dining
- \* Vinyl plank flooring extends throughout the hallways and family area, creating a seamless and durable surface that is both stylish and easy to maintain
- \* The newly renovated kitchen is equipped with high-quality appliances, including a Westinghouse ceramic cooktop, Electrolux double oven, and Fisher & Paykel stainless steel dishwasher, all set against a backdrop of a sleek stone benchtop, and tiled splashback
- \* A sunroom adjacent to the family area, offers the flexibility to be secluded from the main living space while providing direct access to the backyard
- \* Renovated modern bathroom, completed just a year ago, features full-height tiling, a free-standing bath, floating vanity, shower niche and a luxurious rain shower head and a separate toilet
- \* The master bedroom boasts a walk-through wardrobe that leads to an ensuite with a luxurious frameless double shower (complete with both rain head and handheld options), elegant floor-to-ceiling tiling, mirrored cabinets, and a hidden cistern to the toilet
- \* Bedrooms two and three are equipped with built-in robes, ceiling fans, and a combination of roman and roller privacy blinds for added comfort
- \* The recently renovated laundry boasts tiled flooring and a splashback, enhanced by custom-built cabinetry tailored for accommodating a front loader washing machine
- \* The new Panasonic ducted reverse cycle air conditioner guarantees comfort all year round and can be controlled remotely via WIFI
- \* Outdoor spaces comprise a cozy covered area, a substantial concrete section that transitions to a spacious grassy area, bordered by established plants and Colorbond fencing
- \* Garden shed for extra storage
- \* Spacious double garage, situated behind double gates for added security and convenience
- \* Under changes to the Territory Plan announced in September 2023, a second dwelling could be built on this RZ1 block, and given a separate title (but you would still have to adhere to rules around the size of the second dwelling, percentage of the block covered by buildings, as well as landscaping and tree planting.)
- \* Great location just a short walk to Isabella Plains Shops, Isabella Plains Medical Centre, Isabella Plains Early Childhood School, St Mary Mackillop College - Senior Campus, transport, parks, ovals, and a short drive to Lake Tuggeranong, Tuggeranong Town Centre, South.Point Shopping Centre, Calwell Shopping Centre and arterial roads