

27 Marengo Place, Isabella Plains, ACT 2905

House For Sale

Sunday, 23 June 2024



27 Marengo Place, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 388 m2

Type: House



Anthony McCormack
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Alex Addison
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Auction

Presenting a rare opportunity to secure a free standing, low maintenance property in Isabella Plains without body corporate fees and restrictions. This delightful three-bedroom home is set back from the street, among low maintenance gardens, with a well thought out design and scope for renovation or to simply enjoy its character.

FEATURES

- Single level freestanding home in a quiet cul-de-sac location
- Great first home, downsizer or investment opportunity
- Open plan living and dining area
- Three bedrooms, two with built-in robes
- Main bathroom with separate toilet
- Kitchen with stainless steel appliances and good storage
- Separate laundry, accessible from bathroom and hallway
- Single carport with lockable gate access for security
- Split system unit in living area
- Fully enclosed pet-friendly backyard with low maintenance gardens
- Freshly painted throughout
- New carpets in bedrooms
- Walking distance to bus stops, parkland and local playgrounds
- Short drive to St Mary Mackillop College, Calwell shopping centre and Tuggeranong Town Centre

STATISTICS (all figures are approximate)

EER: 4.5 Living Area: 92m² Carport: 21m² Land Size: 388m² Land Value: \$366,000 (2023) Construction: 1987 Rates: \$576 per quarter Land Tax: \$846 per quarter (only applicable if not primary residence) Rental Estimate: \$590 - \$610 per week